

REQUEST FOR COUNCIL ACTION CITY OF SAN DIEGO	CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY)
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TO: CITY COUNCIL	FROM (ORIGINATING DEPARTMENT): Public Works/Engineering	DATE: 2/8/2016
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SUBJECT: FY16 Facilities Condition Assessment Update

PRIMARY CONTACT (NAME, PHONE): Richard Leja, (619) 533-5112 MS908A	SECONDARY CONTACT (NAME, PHONE): Leigh Ann Sutton, (619) 5333427 MS908A
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COMPLETE FOR ACCOUNTING PURPOSES

FUND					
FUNCTIONAL AREA					
COST CENTER					
GENERAL LEDGER ACCT					
WBS OR INTERNAL ORDER					
CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

FUND					
FUNCTIONAL AREA					
COST CENTER					
GENERAL LEDGER ACCT					
WBS OR INTERNAL ORDER					
CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

COST SUMMARY (IF APPLICABLE):

ROUTING AND APPROVALS

CONTRIBUTORS/REVIEWERS:	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
Liaison Office	ORIG DEPT.	Nagelvoort, James	03/09/2016
	CFO		
	DEPUTY CHIEF	Gomez, Paz	03/11/2016
	COO		
	CITY ATTORNEY		
	COUNCIL PRESIDENTS OFFICE		

PREPARATION OF: RESOLUTIONS ORDINANCE(S) AGREEMENT(S) DEED(S)

Accept City Council Report 16-014 and the proposed Service Level.

STAFF RECOMMENDATIONS:
Staff recommends a Service Level of "Good Condition - Goal Facility Condition Index (FCI) 15" for public and semi-public facilities and "Good Condition - Goal FCI 20" for city offices and work yards.

SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION)

COUNCIL DISTRICT(S): All

COMMUNITY AREA(S): All

ENVIRONMENTAL IMPACT: This activity is not subject to CEQA as provided in Guidelines Section

	15060(c)(3) because establishing service levels is a continuing administrative activity or maintenance activity; and therefore not a project pursuant to Guidelines Section 15378(b)(2).
CITY CLERK INSTRUCTIONS:	Provide copies of the final resolution to Leigh Ann Sutton

**COUNCIL ACTION
EXECUTIVE SUMMARY SHEET
CITY OF SAN DIEGO**

DATE: 2/8/2016

ORIGINATING DEPARTMENT: Public Works/Engineering

SUBJECT: FY16 Facilities Condition Assessment Update

COUNCIL DISTRICT(S): All

CONTACT/PHONE NUMBER: Richard Leja/(619) 533-5112 MS908A

DESCRIPTIVE SUMMARY OF ITEM:

This item provides a status update of the three Facilities Condition Assessment Agreements approved in December 2013 and the findings for the 560 City-Occupied (Non-Leased) General Fund facilities that were assessed in FY14 through FY16. In order to assist with establishing a city-approved Service Level standard for City-Occupied (Non-Leased) General Fund Facilities, a proposed Service Level Option is provided to illustrate the effect of funding level on condition and reliability.

STAFF RECOMMENDATION:

Staff recommends a Service Level of "Good Condition - Goal Facility Condition Index (FCI) 15" for public and semi-public facilities and "Good Condition - Goal FCI 20" for city offices and work yards.

EXECUTIVE SUMMARY OF ITEM BACKGROUND:

In December 2013, City Council authorized (by Resolution 308581) the award of three Facilities Condition Assessment (FCA) consultant agreements for the purpose of assessing the condition of the City's facilities. Each of the three agreements was authorized for a maximum contract value of \$5 million and up to 5 years.

STATUS UPDATE:

Three Facilities Condition Assessment consultants were selected in early 2014: Alpha Facilities Solutions, Kitchell CEM, and AECOM. Each of the three FCA consultants started performing assessments in FY14. The attached City Council Report 16-014 summarizes the scope of services and status of the three FCA efforts for FY14 through FY16 for General Fund Buildings, Developed Parks, and Public Utilities Buildings.

The attached City Council Report 16-014 summarizes the findings from the FY14 through FY16 General Fund Building Assessments for the City's 560 City-Occupied (Non-Leased) Facilities. The report includes the Facility Condition Index (FCI) which is a calculated score indicating the condition of a building. FCI scores between 0 to 20 indicate "Good" condition, 21 to 29 indicate "Fair" condition, and 30 or greater indicate "Poor" condition. The report also includes a proposed Service Level for the 560 City-Occupied General Fund Facilities assessed in FY14 through FY16. The proposed Service Level is "Good Condition - Goal FCI 15" for public and semi-public facilities and "Good Condition - Goal FCI 20" for city offices and work yards.

This FY16 proposed Service Level requires an estimated \$403M for the 560 city-occupied general fund buildings to improve the average FCI from 25 (Fair) to 12 (Good) with a maximum FCI for each building of 15 (Good) for public/semi-public facilities and 20 (Good) for city offices/work yards/operations facilities. It is important to note that the average FCI's reported are for 2016 and that the FCI's change over time due to deterioration of the facilities. Therefore, additional funding may be required to maintain the goal FCI's over time.

It is important to note that the City Administration Building (CAB) and the City Operations Building (COB) aka Development Review Center (DRC) together total approximately \$133M which is 33% of the \$403M Proposed Reinvestment amount.

It is important for the City to establish a Service Level for the City-Occupied (Non-Leased) General Fund Facilities, to develop an asset management plan, a long-term funding plan, and a capital and maintenance program.

CITY STRATEGIC PLAN GOAL(S)/OBJECTIVE(S):

Goal 2 #1 Protect lives, property, and the environment through timely and effective response in all communities.

Goal 2 #3 Invest in Infrastructure.

Goal 2 #4 Foster services that improve quality of life.

Goal 3 #1 Create dynamic neighborhoods that incorporate mobility, connectivity, and sustainability.

FISCAL CONSIDERATIONS:

The proposed Service Level requires approximately \$403M for the 560 City-Occupied (Non-Leased) General Fund Facilities assessed in FY14 through FY16. Two buildings in the City Concourse, CAB and COB, make up 33% of the proposed reinvestment amount. If a limited-cost solution can be developed to replace CAB and COB, the Proposed Reinvestment amount for the remaining 558 buildings is estimated at \$270M for the backlog. As future assessments are completed, projected funding requirements will be revised. The proposed reinvestment of \$177M for the 274 facilities projected in the FY14 Proposed Service Level is included in the FY16 Proposed Service Level. The FY14 proposed reinvestment of \$177M was included in the FY16 to FY20 and the FY17 to FY21 Five-Year CIP Outlook as unfunded needs. Since the average FCI's change over time due to deterioration, additional funding may be required to maintain the goal FCI's.

EQUAL OPPORTUNITY CONTRACTING INFORMATION (IF APPLICABLE): n/a

PREVIOUS COUNCIL and/or COMMITTEE ACTION (describe any changes made to the item from what was presented at committee):

12/9/2013: City Council - Approval of three FCA Contracts (Resolution 308581)

12/18/2014: CIPRAC Committee - FY14 General Fund Facility Presentation

1/21/2015: Infrastructure Committee - FY16-FY20 Consolidated Multi-Year Capital Planning Report (MYCP) included \$177M (proposed Service Level for 274 General Fund Facility needs).

6/3/2015: Infrastructure Committee - FY14 Facilities Condition Assessment Update; accepted and forwarded to City Council

7/13/15: City Council - FY14 Facilities Condition Assessment Update; FCA data for 274 City-Occupied General Fund Facilities and proposed Service Level presented and accepted.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: n/a

KEY STAKEHOLDERS AND PROJECTED IMPACTS: Key Stakeholders include City of San Diego residents and employees. Impacts include improving conditions of City-occupied (non-leased) facilities.

Nagelvoort, James
Originating Department

Gomez, Paz
Deputy Chief/Chief Operating Officer



THE CITY OF SAN DIEGO

Report to the City Council

DATE ISSUED: March 10, 2016

REPORT NO: 16-014

ATTENTION: Honorable Council President Lightner and Councilmembers

SUBJECT: Facilities Condition Assessment Update and Proposed Service Level for City-Occupied (Non-Leased) General Fund Facilities/Buildings

REQUESTED ACTION:

Accept the report and approve the proposed Service Level for City-Occupied (Non-Leased) General Fund Facilities.

STAFF RECOMMENDATION:

Staff recommends a Service Level of "Good Condition – Goal Facility Condition Index (FCI) 15" for public and semi-public facilities and "Good Condition - Goal FCI 20" for city offices and work yards.

EXECUTIVE SUMMARY OF ITEM BACKGROUND:

In December 2013, City Council authorized (Resolution No. 308581) the award of three Facilities Condition Assessment (FCA) consultant agreements for the purpose of assessing condition of the City's facilities. Each of the three agreements was authorized for a maximum contract value of \$5 million and up to 5 years for a total capacity of \$15 million over 5 years (FY14 to FY18) for facilities condition assessments.

In July 2015, City staff presented to City Council partial FCA data and a proposed service level for 274 city-occupied general fund facilities which represented approximately half of the 560 City-occupied facilities. The average FCI for the initial group of 274 facilities was 39 (Poor): 25 (Fair) for Public Facilities, 28 Fair for Semi-Public Facilities, and 51 (Poor) for City Offices/Work Yards. The Service Level proposed to City Council in July 2015 was to improve Public and Semi-Public Facilities to an average FCI of 15 (Good) and City Offices/Work Yards to an average FCI of 29 (Fair). Since the FY14 Proposed Service Level was presented, all 560 City-occupied facilities have been assessed. The average FCI has improved from 39 (Poor) for the initial 274 buildings to 25 (Fair) for the entire inventory of 560 buildings; therefore, a revised service level is being proposed for FY16.

STATUS UPDATE:

The three FCA consultants were selected in early 2014:

- Alpha Facilities Solutions
- Kitchell CEM
- AECOM

Each of the three FCA consultants started performing assessments in fiscal year 2014 (FY14). The table below summarizes the scope of services and status of the three FCA efforts (General Fund Buildings, Developed Parks* and buildings owned by the Public Utilities Department (PUD) known as PUD Buildings).

SUBJECT: Facilities Condition Assessment Update and Proposed Service Level for City-Occupied (Non-Leased) General Fund Facilities/Buildings

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**The Developed Parks Assessment includes only developed areas of the parks.*

Asset Class	Consultant	FY14 to FY16 Scope/Projections
General Fund ¹ Buildings (approx. 700)	Alpha Facilities Solutions, LLC	<ul style="list-style-type: none"> ✓ 703 Buildings ✓ 559 City-Occupied ❖ 144 Leased
		<ul style="list-style-type: none"> ✓ FY14-FY16 City-Occupied General Fund Comprehensive Report ➤ Available now! ▪ FY14-FY16 Leased General Fund Comprehensive Report ▪ Assessment Rotation FY17-FY20
Developed Parks (approx. 300)	Kitchell CEM, Inc.	<ul style="list-style-type: none"> ✓ 76 Parks
		<ul style="list-style-type: none"> ✓ FY14-FY16 Interim Park Report ▪ FY14-FY19 Comprehensive Park Report ▪ Assessment Rotation FY20-FY25
Public Utilities Buildings (approx. 300)	AECOM	<ul style="list-style-type: none"> ✓ 306 Buildings ✓ 276 City-Occupied ✓ 30 Leased
		<ul style="list-style-type: none"> ✓ FY14 Water & Wastewater Facility Comprehensive Report ▪ FY15 PUD San Pasqual Valley Comprehensive Report ▪ Assessment Rotation FY17-FY19

- ✓ Activity completed
- ❖ Activity currently in progress
- Deliverable status
- Future Projection

Note 1 – Special assessments for General Fund Buildings (accessibility and solar): Of the 559 City-Occupied General Fund buildings assessed in FY14 through FY16, 294 buildings received an abbreviated accessibility assessment and 171 buildings received a solar energy feasibility assessment. Solar System installations are feasible for 117 of the 171 city-occupied General Fund buildings that received the solar assessment. Environmental Services Department is managing solar system planning and implementation.

DISCUSSION OF FINDINGS:

Condition Assessment data for the 560 city-occupied General Fund buildings that were assessed in FY14 through FY16 is summarized in the attached report entitled “Facilities Condition Assessment: Comprehensive Report for City-Occupied General Fund Facilities FY14 to FY16”. Approximately 150 leased facilities are being assessed and further evaluated by the Real Estate Assets and Park and Recreation Departments and is expected to be completed Fall 2016.

The following discussion of findings is based on the entire inventory of City-Occupied (Non-Leased) General Fund facilities (560 facilities) that were assessed in FY14 through FY16.

As was outlined in the 2013 and 2015 Facilities Condition Assessment presentations to Infrastructure Committee and City Council, the FCA program provides detailed information on the remaining useful life and cost of replacement or repair of the assets and their

SUBJECT: Facilities Condition Assessment Update and Proposed Service Level for City-Occupied (Non-Leased) General Fund Facilities/Buildings

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associated building subsystems. The building subsystems that have been assessed as part of the General Fund and Public Utilities Building assessments are included in the table below.

Building Subsystems included in GF Building Assessment			
Electrical	Foundation	Floor Finishes	Partitions
Fire Protection	Basement	Plumbing (Fixtures, Rain Water)	Interior Doors
HVAC	Floor/Roof Structure	Equipment (Appliances, etc.)	Interior Fittings
Plumbing (water, sewer)	Walls, Windows, Doors	Structures (Awnings, etc.)	Stair Finishes
Site Utilities	Roofing	Site Earthwork	Wall Finishes
Conveying (Elevators)	Stairs	Site Roadways, Walkways	Ceiling Finishes
		Site Utilities (Water, Stormwater)	

As is the norm in industry, replacement costs along with the years that represent the end of each building subsystem useful life are used to compile the maintenance and capital backlog and to project future capital renewal. The maintenance backlog is a summation of current repairs required for each building subsystem. The capital backlog is a summation of the assets and/or associated building subsystems that are currently operating and have reached the end of their useful life in 2016 or prior years. Capital renewal is a summation of the assets and/or associated subsystems that will reach the end of their useful life in years 2017 and beyond. The attached "Facilities Condition Assessment: Comprehensive Report for City-Occupied General Fund Facilities FY14 to FY16" provides the total maintenance backlog, capital backlog, and capital renewal to bring the facilities assessed in FY14 through FY16 to an FCI of zero (0). Rehabilitating existing facilities to an FCI of zero (0) by completing all of the backlog is not industry Best Management Practice and is not a recommended service level.

Asset Function Groupings:

For purposes of analysis, the General Fund Building types have been grouped into categories by function (Asset Function) as shown in the table below.

Building Types Categorized by Asset Function			
Public Facilities			
Comfort Station	Community Center	Dump Station	Elevator Buildings
Kiosk	Library	Parking Garage (Public)	Public Event Site
Recreation Center	Senior Center	Skate Park	Swimming Pool
Transit Facility	Youth Center		
Semi-Public Facilities			
Fire Station	Guardhouse	Lifeguard Station	Police Station/Storefront
City Offices/Work Yards/Operations Facilities			
Blockhouse	Boat Dock	Boat House	City Office/Work Yard
Fire Training	Guardhouse	Nursery	Parking Garage (City staff)
Pilot Building	Police Training	Storm Water Pump Station	Vehicle Facility

Condition Ratings and FCI:

The FCI that has been implemented (starting with the FY2014 assessment) is a modified standard FCI which incorporates the cost of the maintenance backlog and capital backlog. The attached FY14 to FY16 Comprehensive report includes details about how the FCI was developed for the General Fund Building portfolio. Prior assessments (e.g., 2009 Parsons Assessment) only included the cost of the maintenance backlog in the FCI calculations. The FCI formula used for the FY14 through FY16 assessments is shown below:

SUBJECT: Facilities Condition Assessment Update and Proposed Service Level for City-Occupied (Non-Leased) General Fund Facilities/Buildings

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$$\text{FCI} = \frac{(\text{Cost of Current Maintenance Backlog} + \text{Current Capital Backlog})}{\text{Plant Replacement Value (PRV)}}$$

The FCI Condition Ratings implemented (starting with the FY14 assessments) are comparable with other government agencies and as shown below:

FCI Condition Ratings		Examples:
Good	0% to 20%	Cesar Chavez Community Center Mid-City Division Police Station
Fair	21% to 29%	South Clairemont Recreation Center Southeastern Division Police Station
Poor	30% or higher	City Operations Buildings (COB aka Development Review Center) City Administration Buildings (CAB) Western Division Police Station

FCI Summary (560 City-Occupied (Non-Leased) General Fund Buildings)

For these facilities, the average FCI for each asset function (Public, Semi-Public, City Office/Work Yard) are included in the table below. The average FCI Condition Rating is an average for the entire portfolio of buildings assessed; therefore, the FCI of individual buildings may vary from Good to Poor. An average FCI of Fair, for example, does not mean that every building in the portfolio is in Fair condition. For example, the average FCI of the entire portfolio of City-Occupied General Fund Facilities is 25 which is rated Fair condition; however, Cesar Chavez Recreation Center has an FCI of 12 – Good Condition while the La Jolla Cove Comfort Station has an FCI of 64 – Poor Condition.

Asset Function	No. Bldgs. Assessed FY14-FY16	Square Footage Assessed FY14-FY16	Average FCI ¹	Avg. FCI Condition Rating
Public Facilities	350	2.3M	19	Good
Semi-Public Facilities	63	0.9M	19	Good
City Office/Work Yard/Operations	147	1.5M	38	Poor ²
Total City-Occupied	560	4.7M	25	Fair³
Total City-Occupied minus CAB/COB	558	4.3M	21	Fair³

Note 1 – It is not Industry Best Management Practice or typical for agencies to improve facilities to an FCI of 0.

Note 2 – The average FCI of Poor for the City Offices/Work Yards/Operations facilities does not indicate that all of these facilities are in Poor condition. The individual offices and work yard buildings vary from Good to Poor condition.

Note 3 – The average FCI of Fair for the 560 City-occupied facilities does not indicate that all of these facilities are in Fair condition. The individual City-occupied facilities vary from Good to Poor condition.

Reliability Levels:

The average FCI of 25 (Fair) for the City-occupied General Fund Building inventory indicates that there are building subsystems that are operating but will eventually need to be replaced. It is important to understand the type of systems that will need to be replaced so that an effective capital and maintenance program can be developed. Targeting funding strategically toward building subsystems that are critical to the operation of the buildings will ensure reliability of the building portfolio.

Building subsystems are not all equal in terms of their ability to provide a facility that is reliable (e.g., electrical system vs. paint). Therefore, the building subsystems have been

SUBJECT: Facilities Condition Assessment Update and Proposed Service Level for City-Occupied (Non-Leased) General Fund Facilities/Buildings

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compiled and analyzed into three reliability levels based on their impact to building operations as shown in the table below. The three reliability levels are Level 1 Operations Impacts, Level 2 Deterioration, and Level 3 Appearance.

Building Subsystems Categorized by Reliability Level		
Reliability Level 1 Operations Impacts		
Electrical	Fire Protection	HVAC
Plumbing (water & sewer)	Site Utilities	Conveying (Elevators)
Reliability Level 2 Deterioration		
Foundation	Basement	Floor/Roof Structure
Walls	Roofing	Stairs
Floor Finishes	Plumbing (Fixture, Rain Water)	Equipment (Appliances, etc.)
Structures (Awnings, etc.)	Site Earthwork	Site Roadways, Walkways
Site Utilities (Water, Stormwater)	Windows	Doors
Reliability Level 3 Appearance		
Partitions	Interior Doors	Interior Fittings
Stair Finishes	Wall Finishes	Ceiling Finishes

The definition of the three reliability levels is indicated below:

- **Level 1 Operations Impacts** represent the subsystems that can lead to partial or full shut-downs of the facility if the subsystems are allowed to exceed the end of their useful life or are not properly maintained (e.g., electrical, HVAC, sewer/water plumbing).
- **Level 2 Deterioration** represents subsystems that will shorten the life of the asset and cause deterioration to other subsystems if allowed to exceed the end of their useful life or are not properly maintained (e.g., roofing, windows, doors, walls).
- **Level 3 Appearance** represents subsystems that provide the appearance and quality of the facility (e.g., interior wall finishes, built-in furnishings, cabinets, interior doors).

It is important to first address the Level 1 Operations Impacts followed by Level 2 Deterioration subsystems to ensure reliability of the City-Occupied (Non-Leased) General Fund Facilities.

The table below summarizes the estimated backlog by Reliability Level for each Asset Function. Completing all of the backlog for existing facilities indicated in the table below is not industry Best Management Practice and is not a recommended service level. The purpose of this table is to characterize the backlog so that a service level can be established that addresses the most critical systems to maintain safety and operations.

Asset Function	No. Bldgs. Assessed FY14-16	Square Footage Assessed FY14-16	Level 1 Operations Impacts	Level 2 Deterioration	Level 3 Appearance
Public Facilities	350	2.3M	\$130M	\$ 92M	\$ 52M
Semi-Public Facilities	63	0.9M	\$ 57M	\$ 47M	\$ 34M
City Office/Work Yard/ Operations Facilities	147	1.5M	\$157M	\$138M	\$ 71M
Total City-Occupied	560	4.7M	\$344M	\$277M	\$157M
Total City-Occupied minus CAB/COB	558	4.3M	\$265M	\$206M	\$109M

SUBJECT: Facilities Condition Assessment Update and Proposed Service Level for City-Occupied (Non-Leased) General Fund Facilities/Buildings

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Proposed Service Level:

Asset management is critical to building an efficient capital program. To effectively plan for the future, it is important to establish program goals and this is achieved through the development of Service Level Standards. The City-occupied Building FCA data has been analyzed by staff to develop a proposed Service Level Standard.

Partial City-occupied Building FCA data and various Service Level Options were presented to the Capital Improvement Program Review and Advisory Committee (CIPRAC) in October 2014 and December 2014. The CIPRAC Committee members supported the Service Level detailed in the table below with the goal of improving the condition of the Public and Semi-Public buildings to Good condition and the City Offices to Fair condition.

FY14 Proposed Service Level - Public & Semi-Public - Good/City Office - Fair					
Asset Function	No. Bldgs. Assessed FY14	Square Footage Assessed FY14	Avg. ACTUAL FCI	Avg. GOAL FCI	Proposed Reinvestment
Public Facilities	141	0.7M	25 Fair	15 Good	\$ 40M
Semi-Public Facilities	31	0.2M	28 Fair	15 Good	\$ 21M
City Office/Work Yards/ Operations Facilities	102	0.9M	51 Poor	29 Fair	\$116M
Total City-Occupied	274	1.8M	39 Poor	22 Fair	\$177M

The CIPRAC members chose this proposed Service Level due to the establishment of a condition of "Good" for public and semi-public facilities and "Fair" for city offices and work yards while targeting funding in a fiscally responsible way to assure reliability of the facilities. This Service Level required an estimated \$177M for 274 buildings to improve the FCI from 39 to 22.

FY16 Proposed Service Level - Public & Semi-Public - Good/City Office - Good					
Asset Function	No. Bldgs. Assessed in FY14-16	Square Footage Assessed in FY14-16	Avg. ACTUAL FCI	Max. ⁴ GOAL FCI	Proposed Reinvestment ⁴
Public Facilities	350	2.3M	19 Good	15 Good	\$147M
Semi-Public Facilities	63	0.9M	19 Good	15 Good	\$ 43M
City Office/Work Yard/ Operations Facilities	147	1.5M	38 Poor	20 Good	\$213M ⁵
Total City-Occupied	560	4.7M	25 Fair	12 Good⁶	\$403M⁵
Total City-Occupied minus COB/CAB	558	4.3M	21 Fair	11 Good⁶	\$270M

Note 4 -- Proposed Reinvestments are based on improving the FCI of each facility within the Asset Function to the Maximum Goal FCI.

Note 5 -- Includes \$133M for CAB and COB.

Note 6 -- This FCI is an average FCI for the inventory.

Due to the average FCI's of the various Asset Functions improving as condition assessment data was received, City staff has refined the proposed Service Level for the City's 560 City-occupied Buildings which includes the 274 buildings from the FY14 Proposed Service Level. To summarize the change in average FCI, the average FCI of the public facilities improved from 25 (Fair) for 141 facilities assessed in FY14 to 19 (Good) for all 350 Public Facilities

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assessed in FY14 through FY16. Similarly, the average FCI for Semi-Public Facilities improved from 28 (Fair) for 31 facilities to 19 Good for all 63 Semi-Public Facilities. The average FCI for City Offices and Work Yards has also improved from 51 (Poor) for 102 facilities to 38 (Poor) for 147 total facilities.

This FY16 Proposed Service Level establishes a condition of "Good" for public and semi-public facilities and "Good" for City offices while still targeting funding in a fiscally responsible way to assure reliability of the facilities. This FY16 Proposed Service Level for 560 buildings includes the 274 buildings from the previous FY14 Service Level.

This Service Level requires an estimated \$403M for the 560 city-occupied general fund buildings to improve the average FCI from 25 Fair to 12 Good with a maximum FCI for each building of 15 for public/semi-public and 20 for City offices/work yards/operations facilities. It is important to note that the average FCI's reported are for 2016 and that the FCI's change over time due to deterioration of the facilities. Therefore, additional funding may be required to maintain the goal FCI's over time.

It is important to note that CAB and COB together total approximately \$133M which is 33% of the \$403M Proposed Reinvestment amount.

SUMMARY:

It is important for the City to establish a Service Level for the City-Occupied (Non-Leased) General Fund Facilities, to develop an asset management plan, a long-term funding plan, and a capital and maintenance program.

City Staff recommends the following Service Level for the City-Occupied (Non-Leased) General Fund Facilities:

Goals:

Public & Semi Public Facilities:

FCI Goal 15 - Good Condition

City Office/Work Yard/Operations:

FCI Goal 20 - Good Condition

CITY STRATEGIC PLAN GOAL(S)/OBJECTIVES:

Goal # 2:

Objective #1: Protect lives, property, and the environment through timely and effective response in all communities

Objective #3: Invest in Infrastructure

Objective #4: Foster services that improve quality of life

Goal # 3:

Objective #1: Create dynamic neighborhoods that incorporate mobility, connectivity and sustainability

FISCAL CONSIDERATIONS: The proposed Service Level outlined in this report requires approximately \$403M for the 560 City-Occupied (Non-Leased) General Fund Facilities assessed in FY14 through F16. Two buildings in the City Concourse, CAB and COB, make up \$133M which is 33% of the proposed reinvestment amount. As future assessments are completed, projected funding requirements will be revised. The FY14 Proposed Service Level of \$177M for 274 facilities is included in the FY16 Proposed Reinvestment amounts and was included in the FY16 to FY20 and the FY17 to FY21 Five-Year CIP Outlook as unfunded needs.

EQUAL OPPORTUNITY CONTRACTING INFORMATION (if applicable): N/A

SUBJECT: Facilities Condition Assessment Update and Proposed Service Level for City-Occupied (Non-Leased) General Fund Facilities/Buildings

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PREVIOUS COUNCIL and/or COMMITTEE ACTIONS:

City Council 12/9/2013 Resolution 308581

Infrastructure Committee 1/21/2015 FY 2016 – 2020 Consolidated Multi-Year Capital Planning Report


Infrastructure Committee 6/3/2015 FY14 Facilities Condition Assessment Update

City Council 7/13/2015 FY14 Facilities Condition Assessment Update


COMMUNITY PARTICIPATION AND OUTREACH EFFORTS: N/A

KEY STAKEHOLDERS AND PROJECTED IMPACTS:

City of San Diego residents and employees. Impacts include improving facilities condition of City facilities.



James Nagelvoort, PE
Director and City Engineer
Public Works Department



Paz Gomez, PE, CEM, GBE
Deputy Chief Operating Officer
Infrastructure and Public Works

Attachment: 1. Facilities Condition Assessment: Comprehensive Report for City-Occupied General Fund Facilities FY14 to FY16



City of San Diego

Facilities Condition Assessment: Comprehensive Report for City-Occupied General Fund Facilities FY14 to FY16



March 4, 2016



FACILITIES CONDITION ASSESSMENT: COMPREHENSIVE REPORT FOR CITY-OCCUPIED
GENERAL FUND FACILITIES FY14 TO FY16

Date: March 4th, 2016

Version: #4.1

Disclaimer: All content provided herein is considered for internal review only.

Submitted:

Troy Weeks
Project Manager
Alpha Facilities Solutions

Approved:

Kimberley Jones
Program Manager
Alpha Facilities Solution



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INTRODUCTION

In November 2013 the City of San Diego (City) selected the team of Alpha Facilities Solutions (ALPHA), Heritage Architecture and Planning (Heritage), and Borrego Solar Systems (Borrego) to perform facilities condition assessments, equipment inventory, abbreviated accessibility assessments, and solar feasibility assessment services as part of the FY2014 to FY-2018 As-Needed Facilities Condition Assessment (FCA) for the Public Works Department, Project #H136032 **This report is a comprehensive summary report on the 560 City-Occupied general fund facilities assessed for the project and during FY-2014 to FY-2016.** This report is combines information and data from three (3) separate interior reports for FY2014, FY-2015, and FY-2016. This report and the three (3) interim reports, include the information for the 560 City-Occupied general fund facilities as they were assessed on an as-needed basis.



Facility 000216– Fire Station #8

The overall primary goal of the facility condition assessment project is to identify the current backlog of facility-related maintenance and capital backlog and also to forecast the anticipated future capital renewal for the building and site systems and selected building equipment installed at each of the City's general fund facilities. In addition to performing the facilities condition assessments, abbreviated accessibility and solar energy and feasibility assessments were also performed for selected facilities. Other work included the research and review of facility as-built drawings and preparation of an updated drawing file index for archived drawings, development of a project specific information database, and development of an interactive and transparent public website detailing facility conditions across the City. The information contained in this report and other project deliverables will be used to assist City staff in programming and planning for facility maintenance, capital replacement, and sustainability for the next twenty (20) years.

The final scope of work and contract negotiation for the overall assessment project was completed in February 2014 and final assessment reports were completed in March of 2016. As mentioned the project was conducted in three (3) phases, one each for FY-2014, FY-2015, and FY-2016. For each phase, preliminary mobilization, project planning periods, and schedules were submitted for review and approval by the project team throughout the period. **In all, a total of 560 City-Occupied general fund facilities totaling approximately 4,655,255 gross square feet were assessed.**



Facility 000299 - Recreation Center, Southcrest

During the course of the FY-2014 to FY-2016 assessment, the project team identified a current backlog of 8,962 building and site system maintenance and capital items estimated at \$778,203,529 that are currently in service, but are past their useful lifecycle due to their overall condition and age. Of this figure, \$13,588,961 is identified as maintenance backlog and \$764,614,568 is identified as capital backlog. These estimates included the assessment of 4,826 pieces of system-related equipment, of which 1,821 are currently in service, but are past their useful lifecycle. The Plant Replacement Value (PRV) of the 560 City-Occupied general fund facilities as of the end of March 2016 is estimated at \$3,120,936,506. Using a derivative of the National

Association of University and College Business Officers (NACUBO) standard for measuring and rating facility condition, which is a ratio of the cost of maintenance and capital backlog divided by the Plant Replacement Value (PRV), **the 560 City-Occupied general fund facilities assessed during FY-2014 - FY-2016 received an overall Facility Condition Index (FCI) of 25% of the Plant Replacement Value, which indicates the selected facilities are in overall Fair condition.** Of the facilities assessed, 246 received a condition rating of Good (0% - 20%), 86 received a condition rating of Fair (21% - 29%) and 228 received a condition rating of Poor (30% or greater). Detailed below is the FCI formula and condition rating method used throughout this report.

$$\text{City of San Diego FCI} = \left(\frac{\text{Cost of Maintenance Backlog} + \text{Capital Backlog}}{\text{Plant Replacement Value (PRV)}} \right)$$

Condition Ratings

Good = 0% - 20%

Fair = 21% - 29%

Poor = \geq 30%

Below is a summary of condition findings by asset function for the 560 City-Occupied general fund facilities assessed during FY-2014 to FY-2016.

Asset Function	# Facilities Assessed (FY14-FY16)	Gross Square Footage (GSF)	Maintenance Backlog (FY14-FY16)	Capital Backlog (FY14-FY16)	Total Backlog (FY14-FY16)	Plant Replacement Value (PRV) (FY14-FY16)	Overall FCI (FY14-FY16)	# Facilities with FCI of Good	# Facilities with FCI of Fair	# Facilities with FCI of Poor
Public Facility	350	2,284,832	\$5,418,536	\$268,748,256	\$274,166,792	\$1,438,929,959	19%	167	56	127
Semi-Public Facility	63	922,868	\$4,718,623	\$133,830,174	\$138,548,798	\$729,052,507	19%	26	13	24
City Office/Work Yard/Oper.	147	1,447,555	\$3,451,802	\$362,036,137	\$365,487,939	\$952,954,041	38%	48	21	78
Totals	560	4,655,255	\$13,588,961	\$764,614,568	\$778,203,529	\$3,120,936,506	25%	241	90	229

Note: It is not industry best management practice for agencies to improve existing facilities to a FCI of 0 or complete the entire backlog. Adopting an appropriate service level defines the FCI target for the portfolio.

In addition to the backlog of maintenance and capital, future projected capital renewal of \$1,373,768,126 is forecast for additional building systems and equipment that will reach the end of their useful life cycles during the calendar period of 2016 to 2035. **Combined, the total current backlog and projected capital renewal for the 560 City-Occupied general fund facilities assessed for FY-2014 to FY-2016 and for the calendar years 2015 to 2035 are estimated to be \$2,151,971,654.**

Additional information and expanded details about these figures and findings and a host of other facility related information is contained in this report.

FACILITIES CONDITION ASSESSMENT AND WHY

Facilities Condition Assessments (FCA) are typically conducted on a recurring basis to identify the overall backlog of maintenance repairs and capital replacements for any given facility or group of facilities. This is usually done to identify any repairs or capital replacements that have not been reported through the routine maintenance work order or capital planning processes. This approach also includes reconciling any maintenance repairs or capital replacements that may have been identified through other methods but have not been resolved for some reason. The process also provides a means of determining if building components or systems should be repaired or replaced with the backlog typically budgeted for resolution within a 1 to 5 year time frame. In addition to identifying the backlog of maintenance and capital, the FCA can be an effective program for forecasting life cycle related capital renewal for up to 20 years. In this FCA, we report dollar amounts in two categories:



000033 - Fac. Maint., HVAC Shop

- **Backlog** – Maintenance, repair, or capital replacement work which has been deferred on a planned or unplanned basis due to lack of funds or for lack of knowledge, but should be scheduled, planned, or funded within a typical budget cycle of 1 to 5 years. There can also be a number of sub-classes of backlog such as building integrity or safety-related backlog.
- **Projected Capital Renewal** – These are projected future capital replacements due to facility components and systems reaching the end of their expected useful life cycles due to age and/or obsolescence. At the time of the assessment these components and systems may be currently operational and in good physical condition, but funding should be planned for future replacement of these components or systems to extend the useful life of the facility. Projected capital renewal is not typically considered in standard Facility Condition Index (FCI) calculations. However, due to the high cost associated with the replacement of major components and systems, and the length of time needed to program and obtain the funding for these high cost items, many organizations will consider current capital renewal needs when determining their overall Facility Condition Index (FCI).

As stated, the primary objective of the FCA is to identify the backlog of maintenance and capital and determine the overall physical condition of building systems and equipment for an individual facility and/or a portfolio of facilities. Provided in the individual facility assessment reports, are detailed descriptions and cost estimates of the maintenance repair and capital replacement backlogs for each facility. The goal of the FCA reports is to provide enough technical and budgetary information to enable the City to make informed decisions on how best to sustain the facilities. The information may



Facility 000226 - Fire Station 15

also help the City to better answer questions such as:

- What is the condition of a particular building or a group of buildings with respect to the overall needs of the City?
- Given limited funding, what and where are the most prevailing maintenance, repair, and capital replacements?
- What are the estimated costs to remedy the current backlog of maintenance, repair, and capital replacements?
- How should we prioritize the current maintenance and capital backlog relation to current or projected funding levels?
- Considering better pricing is received on larger maintenance and capital replacement contracts, is there a group of similar-discipline work coming due at or near the same time period? Can we optimize current funding and reduce cost of the work?
- Are there certain facilities where physical conditions are unsafe or can no longer support the mission of the Department and the City?
- Should we continue to repair and maintain a facility or should additional studies be made to replace the facility?
- What will it cost to bring a facility up to standards, considering its condition and age?
- What is the future lifecycle related capital renewal for the next several years?

Using the information contained in the individual facility condition assessment reports and the summary information found in this report, the City will have much of the information needed to answer these and other questions. To provide oversight and stewardship on the operation and maintenance of these publicly owned assets, the City needs to know the condition of the facilities and the backlog of maintenance and capital work as well as future capital work. This data will help the City determine which facilities and what components and systems in those facilities need attention now and in the future and how to move forward with planning and accomplishing essential work.



Facility 000440 – Old Main Library Downtown

APPROACH

At the beginning of the assessment, ALPHA's project team met with members of the City's Public Works Department, Engineering and Capital Projects and Facilities Maintenance Division, in a number of planning meetings to gain a mutual and collaborative understanding of the project goals and objectives to assure a successful project. During these meetings, several key decisions were made that set the course on how the work would progress. Some of these decisions were:

- Establishing the facilities that would be assessed
- Prioritizing the order of the facilities assessed
- Identifying what equipment would be inventoried
- Selecting and scheduling the facilities for the pilot assessment
- Establishing the lines of communication
- Identifying access requirements and procedures
- Preparing project schedules



Facility 000480 - Recreation Center, Serra Mesa

Prior to performing the assessments, ALPHA conducted a pilot assessment on 9 general fund facilities in FY-2014 to demonstrate and test the project approach and determine if the approach would meet overall project objectives and goals. Preliminary reports were produced in order to review the information for data content and format. Some adjustments were made to data collection, cost estimating, and reporting details. Once these adjustments were agreed and settled, the project team set a course to perform the assessment for the FY-2014 to FY-2016 facilities. During the course of the field data collection and report preparation, individual facility reports were submitted to the City for review, comment, and approval. The data from the individual facility reports and this summary report are archived in a database for use as needed.



000242 - Fire Station 35

The process implemented to assess the facilities was as follows:

- The City prioritized and categorized a list of the overall facilities to be assessed. From this list, ALPHA produced the weekly site assessment and FCA reporting schedules.
- Gathered information from available building drawings detailing the construction of the facilities and the make-up of building's systems.
- Developed facility and system Cost Models for each facility type using the R.S. Means Cost Estimating guides to estimate facility system and Plant Replacement Values (PRV).
- Reviewed and compared the Cost Models to historical construction cost schedules paid by the City on similar facilities.

- Interviewed facilities maintenance and operations personnel to learn what the people maintaining the property know about the facilities such as the original construction date, additions and upgrades completed since construction, planned or on-going projects; and any known problems with the various building systems such as the foundation, structure, mechanical, electrical, plumbing systems and the floors, walls, and ceiling finishes.
- Reviewed documents furnished by the City to learn more about special problems uncovered by the City or previous consultants such as past work orders, outstanding work orders, and roof reports.
- Visually assessed and photographed the facilities to independently determine the overall physical condition of the existing systems and prepared deficiency reports and cost estimates.
- Inventoried and assessed selected types of facility equipment.
- Entered the collected data into ALPHA's APPS software and database and software tool designed for facilities assessment, cost estimating, reporting, and planning.
- Analyzed the assessment data for completeness and produced individual facility assessment reports.
- Prepared a separate database for the City's use.
- Developed an interactive website to inform and publish the assessment data to the public



000688 - Casa De Balboa

The assessment teams had access to some historical and background information, such as as-built drawings, maintenance records, construction project records and other reports. Where information was not available, the assessment teams relied on their own visual assessment and experience in identifying the maintenance, repair and capital replacement items. This was augmented by information obtained through interviews with building managers and maintenance personnel. Using the ALPHA's APPS software, the teams then entered the condition assessment and equipment inventory data, prepared the individual deficiency cost estimates, which include deficiency, repair, replacement descriptions, and recommendations, applicable photographs, and prepared a facility executive summary for each of the 560 City Occupied general fund facilities assessed in FY-2014 to FY-2016.



001226 - Fire Station 13

The Facility Condition Index (FCI) Standard

The Facility Condition Index (FCI) is a means of quantitatively expressing the current physical condition of a facility or group of facilities by dividing the cost of backlog or deferred needs by the replacement value of the facility or group of facilities.

In 1991 the National Association of College and University Business Officers (NACUBO) published their FCI standard and defined the FCI as a ratio of the Cost of Repairs (Deferred Maintenance) divided by the Current Replacement Value (CRV) of a facility. This is expressed as:

$$NACUBO\ FCI = \left(\frac{\text{Cost of Deferred Maintenance Repairs (DM)}}{\text{Current Replacement Value (CRV)}} \right)$$

The NACUBO standard focuses on using the cost of maintenance repairs only, also referred to as **Deferred Maintenance (DM)**, as a means of quantitatively determining the maintenance-related condition of a facility or group of facilities. While the NACUBO standard is effective in determining an FCI by measuring the backlog of maintenance-related needs, it overlooks the cost associated with capital equipment that has reached the end of its expected useful life. For instance, the FCI, as published by NACUBO may work well in a university and college environment seeking to improve maintenance-related outcomes but not as well in the K12 or municipal organizations seeking to develop short and long range capital improvement or sustainment programs.



000226 - Fire Station 15

One of the first major challenges facing the project team was determining how to keep and use the fundamental principal of NACUBO's FCI standard without overlooking the capital backlog typically found in older facilities. Fortunately, derivatives of the FCI have been used to align the standard FCI with the vastly different organizational planning and budgeting processes and requirements within the facility management community.



Facility 001025 - Senior Center, Southcrest

One FCI derivative most often used is to include the cost of both the current maintenance and capital backlogs in the numerator of the FCI standard. Also used in this approach is the use of the term Plant Replacement Value (PRV) in place of the term Current Replacement Value (CRV).

When this approach is used, it is typically expressed as:

$$\text{City of San Diego FCI} = \left(\frac{\text{Cost of Maintenance Backlog} + \text{Cost of Capital Backlog}}{\text{Plant Replacement Value (PRV)}} \right)$$

By using this derivative method, an FCI using a combination of both the maintenance and capital backlog was achieved for the FY-2014 to FY-2016 facilities condition assessment.

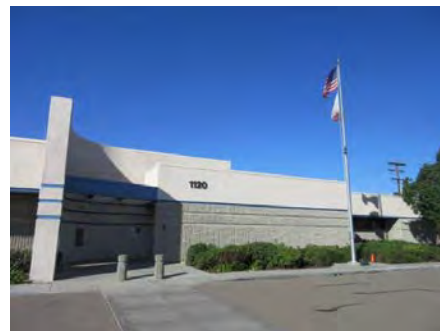
The FCI derivative used for the assessment further provides a condition rating matrix relative to the FCI to provide a qualitative sense of the Good, Fair, or Poor condition of a facility or group of facilities. The matrix listed below is also a derivative of the subjective condition ratings established by the NACUBO standard, and like the FCI derivative, the ratings have been adjusted to incorporate both the maintenance and capital backlogs. Using this FCI ratings derivative, the condition ratings utilized for this facilities condition assessment are:

- Good = FCI of 0% - 20%
- Fair = FCI of 21% - 29%
- Poor = FCI \geq 30%

Appendix A provides the FCI findings and ratings for each of the facilities assessed in FY-14 to FY16.

Repairing or Renewing a Facility versus Replacing a Facility

While making the determination on the need to replace a facility was not a requirement of the condition assessment, the question of when a facility should be considered for replacement versus reinvesting in its renewal is often asked. It is generally held in the property management industry that when the cost of repair or renewal of a facility is between 50%–70% of its replacement value, the facility should be considered for replacement versus the continued investment in the facility and its components or systems. Using the FCI as a measure, this would equate to an FCI of 50%–70%. However, this is a general approach and these figures are not strictly applied or followed. A facility can be in overall good physical condition with little maintenance or capital backlog due to recent system renewals and have an FCI of 20% or less, but in actuality the facility may be inadequate from the standpoint of size, function, or even location. The opposite can also be true. A facility can be in overall poor condition, and receive an FCI greater than 30%, but may be a historic structure that cannot be replaced and the systems cannot be modified. In this case, keeping the facility and reinvesting in its repair and renewal may be required. In general, and when considering the cost of land, demolition, and the longer 100-year life cycle structural systems such as foundations and superstructure, it is typically less expensive to repair or renew a facility versus replacement. The ultimate decision to renew or replace a facility could, and likely will, depend on several other variables. Some other factors that also must be considered are:



Facility 860 – Mount Hope Admin

- Available funding and any restrictions on the use of the funding such as charters, bylaws, and public law
- The cost of land acquisition and new construction
- The good condition of the existing systems with long life cycles, such as the foundations and other structures
- The overall size, function and design and layout of the facility spaces
- The location of the facility
- The overall life extension gained by reinvestment in the capital renewal of the facility or its components and systems

Of the 560 City-Occupied general fund facilities assessed in FY-2014 to FY-2016, 229 facilities received a condition rating of Poor or an FCI of 30% or greater. Of these, 97 facilities received an FCI of 50% or greater. This suggests that 97 of the facilities should receive further review regarding function and adequacy to support City needs and then be considered for replacement or other disposition. Detailed findings on the facilities that received a condition rating of Poor are discussed in the Assessment Findings section of this report.

Deficiency Cost Estimates

The cost estimates of the backlog of maintenance repairs and capital replacements identified in the facility assessment reports are derived directly from the R. S. Means Cost Estimating guides. The estimates include applicable direct cost and City Cost Index (CCI) adjustments for performing the work, State of California Prevailing Wage requirements for San Diego County, and any additional adjustments needed to bring the direct cost in line with the City's historical cost for similar work. Also included are any soft costs the City typically applies to administer, design, manage, regulate, and execute the work performed on the facilities. The soft factor used for the FY-2014 to FY-2016 assessment is set at 1.50 for the purpose of determining the maintenance repair and capital replacement cost estimates.

Plant Replacement Value (PRV)

An important requirement of a facilities condition assessment project is to determine the estimated Plant Replacement Value (PRV) of individual building systems and ultimately the entire facility or group of facilities. As illustrated earlier, the PRV is used as the denominator in the FCI calculation.

Determining the PRV is done through an iterative process which starts with using a known construction cost standard, such as the R. S. Means Square Foot Cost Guide, and comparing that standard to the historical cost of construction paid by the City for a similar facility, such as a fire station, found in the R. S. Means standard. Also factoring into this process is a comparison of the design and material standards that are used by the City for construction of their facilities and any additive soft costs the City typically applies to administer, design, manage, regulate, and execute the work performed. This process was used to determine square foot replacement cost for each building system and the PRV for each facility assessed.

During the project planning phase while making the above mentioned construction cost comparisons, it became apparent the cost references in the R.S. Means Square Foot Cost Guide would require significant adjustment to develop meaningful PRV's for the assessment.

The comparisons revealed the overall facility replacement values derived from just the R.S. Means Guides were around 3.0 to 4.0 times lower than the cost historically paid by the City for recent construction of similar facility types. This was the case even after applying the R. S. Means City Cost Index (CCI) escalator of 1.05 for San Diego. In simple terms, this means the cost of new construction for similar types of facilities in San Diego are 3.0 to 4.0 times above the national average in comparison to the R. S.



Facility 010025 - Comfort Station, Linda Vista Community Park



Facility 010084 - Library, Rancho Bernardo

Means cost standard To provide the City with PRV's that are meaningful and in keeping with historical construction cost paid by the City, the replacement values for the facilities have been adjusted to reflect a multiplier of between 3.0 and 4.0 depending on the type of system and building

At first the multiplier may seem excessive, but after a number of comparisons and applications of different cost models were made on separate City facility types, the replacement values derived by applying the multiplier were found to be consistently closer to historical cost paid by the City to build a Fire Station, Police Station, Library or Recreation Center, and may even be lower than construction cost for a facility such as the Natural History Museum or Casa Del Prado & Theater in Balboa Park. In conclusion, it was determined that the standard R.S. Means Square Foot Cost Guide was far too low to meet project requirements and needed to be adjusted.

For the 560 City-Occupied general fund facilities assessed in FY-2014 to FY-2016 the Plant Replacement Value (PRV) is currently estimated at \$3,120,936,506. Dividing this number by the actual gross square feet assessed of 4,655,255, the average construction cost of \$670.41 per square foot which includes the cost of the building systems and the site systems around the buildings.

OTHER ASSESSMENTS

Abbreviated Accessibility Assessment

In addition to the condition assessment, selected facilities received an abbreviated accessibility assessment. This assessment was performed by the condition assessment team and was designed to assist the City in identifying some barrier removal and accessibility requirements for selected facilities only. Due to budgetary constraints not all of the facilities assessed in FY-2014 to FY-2016 received the abbreviated accessibility assessment and the abbreviated assessment is not considered to be a fully compliant accessibility assessment. However, a detailed review of the 2010 U. S. Department of Justice (DOJ) Accessibility Standards, the American Society for Testing and Materials, International (ASTM E2018-08) and the California Title 24 accessibility guidelines was performed. From these standards the assessment team developed a checklist of readily achievable accessibility standards to be used to check and measure accessibility-related areas of the facilities selected for the accessibility assessment. This abbreviated accessibility checklist included the evaluation and measurement of specific areas of the buildings and sites associated with parking, accessible route, sidewalks, ramps, entrances and exits, paths of travel, elevators, toilet rooms, access to goods and services, drinking fountains, and audio visual devices.



Facility 010087 - Comfort Station, North De Anza

Of the 560 City-Occupied general fund facilities assessed, 294 facilities, totaling 2,274,700 gross square feet received the abbreviated accessibility assessment. Of these, 282 facilities have accessibility-related deficiencies with an estimated cost of \$5,648,584. A summary of the abbreviated accessibility assessment findings are detailed in the table below. Individual accessibility deficiencies can be found in the assessment reports for those facilities that received an accessibility assessment. A list of the facilities that received an abbreviated accessibility assessment can be found in **Appendix B**.

FY-2014 – FY-2016 Abbreviated Accessibility Assessments	
	City-Occupied
# Facilities Receiving Abbreviated Accessibility Assessments	294
Gross Square Footage of Abbreviated Accessibility Assessments	2,274,700
# Facilities with Accessibility Requirements	282
FY-2014 Estimated Cost of Accessibility Requirements	\$5,648,584

Solar Energy and Feasibility Assessment

During the course of the project it was determined that selected facilities needed a solar energy and feasibility assessment. Like the abbreviated accessibility assessment, not all of the 560 City-occupied general fund facilities assessed in FY-2014 to FY-2016 received the solar energy and feasibility assessment. Selection of the facilities was made by the City and was based on the facility's function and energy use. A list of the facilities that received a solar energy and feasibility assessment can be found in **Appendix C**. Solar energy and feasibility reports for each facility are included with the applicable building reports.

The overall scope of the solar energy and feasibility assessment is to evaluate the facility energy use and consumption characteristics and to determine if the selected facility would be a candidate for installation of a solar power system. The solar energy and feasibility assessment was performed by ALPHA's teaming partner/sub-consultant, Borrego Solar Systems. This effort was broken down into the following seven (7) separate tasks:

- **Task #1** - Obtain energy bills for each site and compare actual energy use with statistical data from applicable industry standards.
- **Task #2** - Determine the condition of the roof and its ability to support a solar photovoltaic (PV) system including probable area(s) available for solar panels.
- **Task #3** – Identify and document any existing shading that may impact solar photovoltaic generation.
- **Task #4** – Determine the ability of the existing electrical system to support the installation of a photovoltaic system.
- **Task #5** - Ease of installing photovoltaic system including inverters, conduits, disconnects, metering and any other required equipment.
- **Task #6** - Document the size, shading and condition of associated parking lots or other available/open space.
- **Task #7** - Provide the information above to the City in database or excel spreadsheet format with applicable notes as required.

Data collected as part of the solar energy and feasibility assessment was included in the applicable building reports. Of the 560 facilities assessed, 171 facilities totaling approximately 2,708,142 gross square feet were assessed. Of these, solar feasibility upgrades are feasible at 117 facilities. The table below provides the summary findings of the solar energy and feasibility assessment.

FY-2014 – FY-2016 Solar /Energy Feasibility Assessments	
Solar / Energy Assessment Finding	City-Occupied
# Facilities Receiving Solar / Energy Feasibility Assessments	171
Gross Square Footage of Solar / Energy Feasibility Assessments	2,708,142
# Facilities Where Solar / Energy Upgrades are Feasible	117
# Facilities w/Good FCI Where Solar Energy Upgrades are Feasible	51
# Facilities w/Fair FCI Where Solar Energy Upgrades are Feasible	28
# Facilities w/Poor FCI Where Solar Energy Upgrades are Feasible	38
# Facilities Receiving Solar / Energy Feasibility Assessments	171

THE ASSESSMENT TEAM

For the FY-2014 to FY-2016 assessment, field assessment, data entry, and report preparations began on December 2013 and were completed in March 2016.

Generally two assessment teams consisting of one to three people on each team performed the work, with one assessor evaluating the architectural and civil systems, another evaluating the mechanical, electrical and plumbing (MEP) systems, and when needed, another assigned to equipment inventory and to assist the other assessors as needed. In addition, the City provided each team with a City facility service technician who facilitated access to the buildings and roofs and provided historical maintenance and replacement information on the building systems.



Facility 010353 - Fire Station 11

Assessors assigned the project were:

- Wayne Zeigler – ALPHA – MEP Assessor – Team Lead
- Curtis Drake – Heritage Architecture (SLBE) – Arch/CIV/Accessibility Assessor
- Alex Grey – ALPHA – Equipment Inventory Specialist
- Carmen Pauli – Heritage Architecture (SLBE) – Arch/CIV/Accessibility Assessor
- George Wilburn – ALPHA – All Systems & Accessibility Assessor
- Mike Patterson – ALPHA – All Systems & Accessibility Assessor
- Aaron Adams – Borrego Solar – Solar Energy & Feasibility Assessor
- Mark Zetts – Equipment Inventory Specialist
- Eric Altman – ALPHA – MEP Assessor – Team Lead
- Matt Ciranna – ALPHA – Equipment Inventory Specialist
- George Wilburn – ALPHA – All Systems & Accessibility Assessor
- Mike Patterson – ALPHA – All Systems & Accessibility Assessor
- Buz Sanders – ALPHA – Arch/CIV/Accessibility Assessor
- Leena Rahman – Heritage Architecture (SLBE) – Arch/Accessibility Assessor
- Ted Delgado – Borrego Solar – Solar Energy & Feasibility Assessor
- Vincent Rivera – Heritage Architecture (SLBE) – As-Built Drawing Research & Arch/Accessibility Assessor
- Stuart Sawasaki – Heritage Architecture (SLBE) – Arch/CIV/Accessibility Assessor
- Sonny Satterfield – ALPHA – Quality Assurance & MEP Assessor – Team Lead

Additional team members included:

- Riley John – ALPHA – As-Built Drawing Research
- Jonathan Yesdale – ALPHA – As Built Drawing Research
- John Garcia – ALPHA – Founder & Executive Director
- Kimberley Jones – ALPHA – Principal In Charge
- David Marshal, AIA – Heritage Architecture (SLBE) – Principal In Charge
- Cameron Thorne, PE – Borrego Solar Systems - Principal In Charge
- Cesar de la Canal – ALPHA – Technical Manager
- Steve Desrosiers – ALPHA – Software Application and Database Development
- Keith Plummer – ALPHA – Director of Information Technology
- Benita Coleman – ALPHA – Quality Assurance
- Troy Weeks – ALPHA – Project Manager

During the course of the work, the teams reviewed available drawings and other facility information provided by the City and interviewed maintenance and facilities staff. The teams then conducted the onsite assessments to verify any data provided as well as to record additional condition information found. Using visual inspections, measurements, and discussions with facility occupants and maintenance staff, the assessors determined which building systems were in overall need of maintenance or replacement based on current physical condition and age. The team then developed a written report including a general description of the facility, an overview of the facility's construction, building systems and general conditions and recommendations.



000565 - Lifeguard, Headquarters, Services and Coastal Division

The assessment teams had tremendous support from the City staff of the Public Works Department and other City departments. Without the support of the following City personnel this project would not have been possible:

- **Leigh Ann Sutton**, PE, Associate Engineer and Project Lead who coordinated and guided the overall assessment effort from the City's side and provided leadership and insight to the City's project goals and objectives. Leigh Ann ensured the project team was provided the necessary resources, including coordinating access to available City contacts and information such as previous studies and drawings. Her guidance and coordination kept the project team on track and on task throughout the project.
- **Joshua Lahmann**, PE Associate Engineer and Project Manager, General Services. Joshua provided project direction and coordinated access to the facilities with building occupants across the City and made sure the assessment teams had City staff available to accompany them on the site visits. He also provided facility historical information and acted as assessment team escort and facilitated building and roof access.
- **Scott Lee**, PE Assistant Engineer, Public Works. Scott provided facility historical information and acted as assessment team escort and facilitated building and roof access.
- **Randy Jones**, Building Service Technician, General Services. Randy provided facility historical information and acted as assessment team escort and facilitated building and roof access.
- **Debra Rowley**, Building Service Technician, General Services. Debra provided facility historical information and acted as assessment team escort and facilitated building and roof access.
- **Scott Fuller**, Building Maintenance Supervisor, Police Department. Scott provided historical information, drawings and coordinated access to the Police Department facilities.



Facility CCP - Civic Center Plaza

CITY OF SAN DIEGO ASSESSMENT FINDINGS

BACKGROUND

As of the date of this report the City of San Diego currently owns, manages, and maintains 560 City-Occupied general fund facilities totaling approximately 4,655,255 gross square feet of various type, construction, size, age, and function. As trustees and stewards of these publicly owned properties, the City is responsible for the day-to-day operation, maintenance, and sustainment of these valuable assets. Realistically, limited resources will lead to the delay and the backlog of the repair and replacement of damaged or outdated facility components and systems. Often the routine process of reporting facility needs through existing work order and planning methods will fail to capture many of the needs of any given facility. And lastly, the inevitable expiration and obsolescence of the useful life of expensive systems and equipment and their replacement is routinely delayed until malfunction or failure. Unchecked, all of these situations can have a catastrophic effect on City's ability to meet the public's requirements and demands. While delaying and deferring maintenance repairs and capital replacements is standard practice for any facility management organization, the need to identify, track, and ultimately resolve, these issues cannot be ignored. To avoid this, it is necessary to conduct regular facility inspections and assessments on the existing physical condition of the City-owned facilities. With this project, the City has taken the initiative to inspect and assess the general fund facilities. The results and findings contained in this report and in the individual facility reports are intended to provide the City with the information about the current condition of the facilities and identified the components and systems where maintenance, repair, or replacement may have been deferred. In addition, a twenty (20) year forecast of system life-cycle replacements was prepared for each facility.

FCI RATINGS	
Good	0% – 20%
Fair	21% – 29%
Poor	≥30%

The Facilities – Summary of Results and Findings

During the period of FY-2014 to 2016 the teams assessed the physical condition of 560 general fund facilities with a total of 4,655,255 gross square feet. The teams not only assessed the buildings but also assessed the associated site infrastructure supporting the buildings, such as visible parts of the utilities, sidewalks, and parking. The assessment teams identified 8,962 maintenance, repair, and capital replacements with an estimated cost of \$778,203,529. The estimated Plant Replacement Value (PRV) for the 560 City-Occupied general fund facilities is \$3,120,936,506. Using a derivative of the Facility Condition Index (FCI) standard of dividing the cost of current maintenance repairs and capital replacements by the plant replacement value, the group of 560 assessed facilities received an overall FCI of 25% which indicates the facilities are in overall Fair condition. Of the 560 facilities assessed, 241 received a condition rating of Good (0% - 20%), 90 received a condition rating of Fair (21% - 29%) and 229 received a condition rating of Poor (30% or greater).



Facility 010420 - De Portola Mid Sch., Joint Use Area, Comfort Station

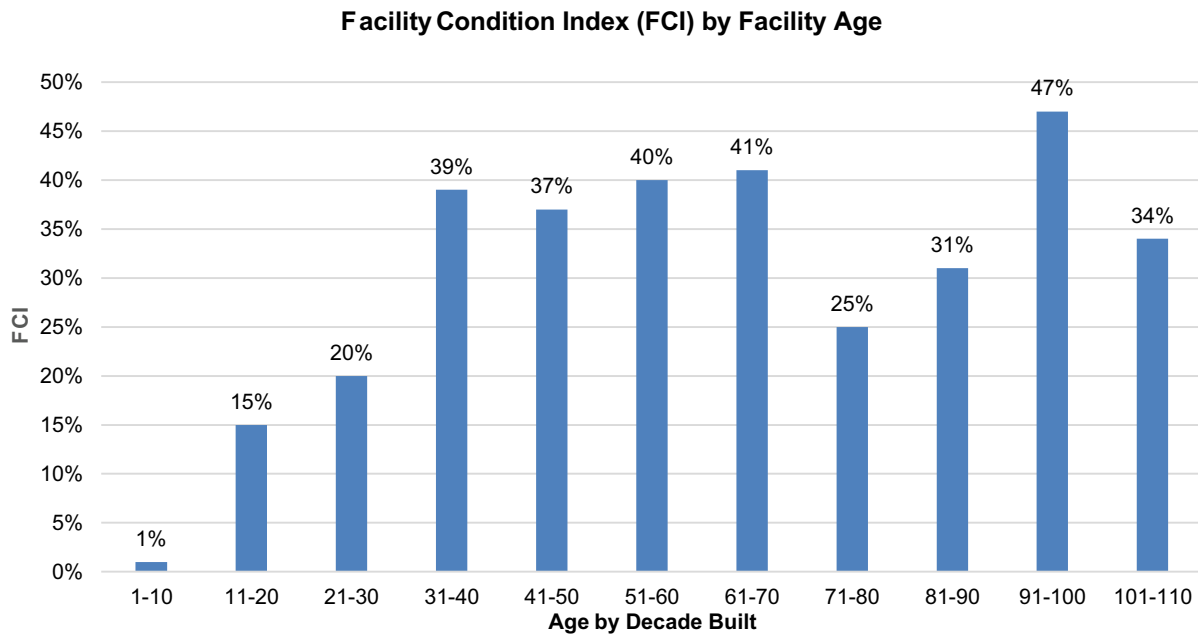
Assessment Findings by Facility Age

With the exception of regular preventative maintenance the age of a facility and its systems and components are perhaps the most relevant factor when evaluating the condition of a facility and its systems. As buildings advance in age, their condition will also deteriorate by other factors such as use and function, maintenance proficiency, maintenance fund thresholds, statutory and regulatory requirements, and capital planning forecasting. Each of these will affect the condition a buildings components and systems over time. The following tables and charts summarize and illustrate the condition of the 560 City Occupied general fund facilities assessed by age.

Table 1. Facility Condition Index by Facility Age-City-Occupied Facilities

Age Range By Decade	Number of Facilities	Total Backlog	Plant Replacement Value (PRV)	Facility Condition Index (FCI)	Condition
1-10	85	\$3,442,991	\$530,240,102	1%	Good
11-20	98	\$51,418,582	\$348,689,289	15%	Good
21-30	102	\$152,061,923	\$750,400,767	20%	Good
31-40	75	\$65,332,431	\$165,525,506	39%	Poor
41-50	75	\$258,717,702	\$708,164,595	37%	Poor
51-60	69	\$93,379,488	\$231,093,483	40%	Poor
61-70	40	\$132,934,167	\$322,722,047	41%	Poor
71-80	5	\$3,022,212	\$11,908,322	25%	Fair
81-90	8	\$3,691,258	\$11,806,503	31%	Poor
91-100	1	\$2,367,376	\$5,058,583	47%	Poor
101-110	2	\$11,835,399	\$35,327,309	34%	Poor
Totals	560	\$778,203,529	\$3,120,936,506	25%	Fair

Figure 1. Facility Condition Index by Facility Age– CityOccupied Facilities



Facilities Maintenance & Capital Backlog by Department

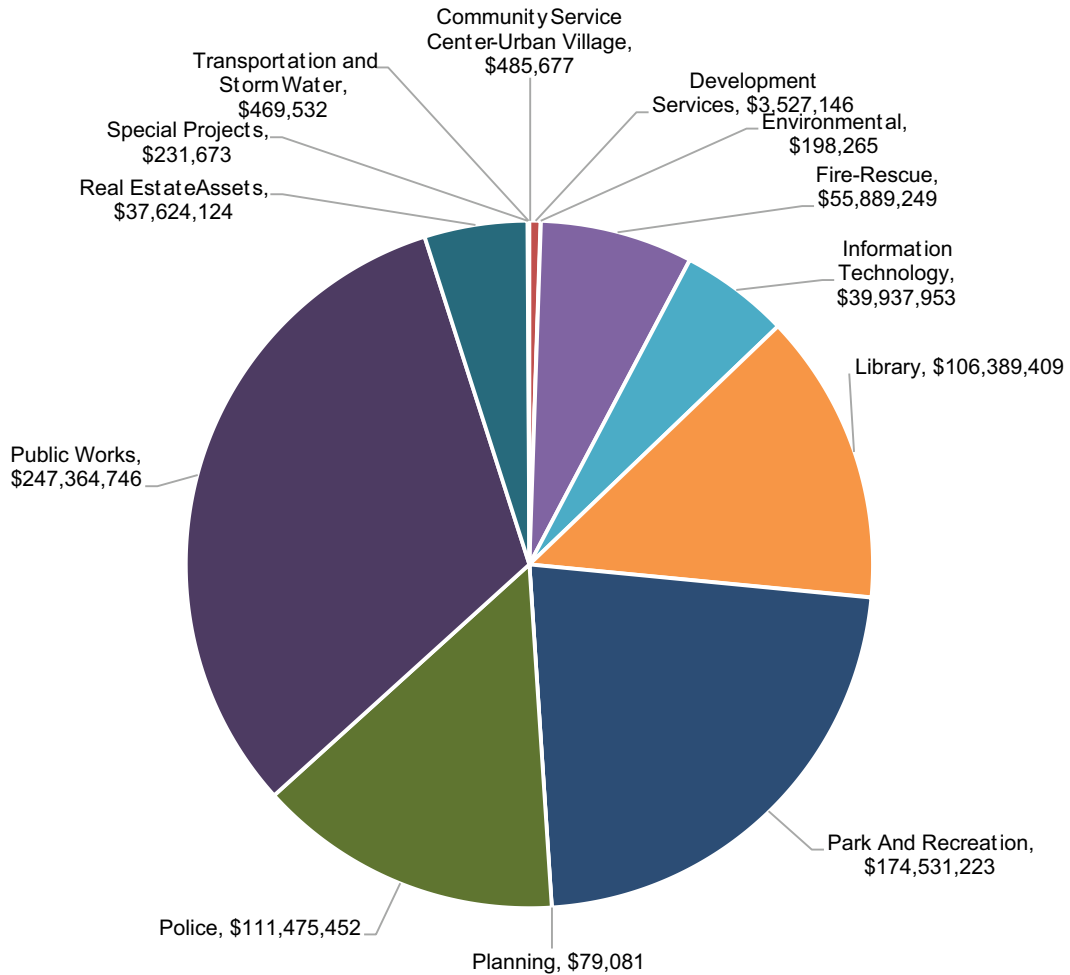
The following tables and charts summarize the findings of the facilities assessed for each City **Department**. Included are tables and charts for the 560 City-Occupied general fund facilities, the number of facilities assessed, gross square footage of the buildings, total backlog of maintenance and capital replacements, the plant replacement value, and the resulting FCI. A comprehensive list of the facilities assessed and the results and findings for each facility can be found in **Appendix A** of this report.

Table 2. Facilities Backlog by Department – City-Occupied Facilities

Department	Number of Facilities	Total Capital Backlog	Total Maintenance Backlog	Total Backlog	Plant Replacement Value	FCI
Community Service Center-Urban Village	1	\$485,677	\$0	\$485,677	\$783,261	62%
Development Services	3	\$3,462,523	\$64,623	\$3,527,146	\$6,687,445	53%
Environmental	2	\$124,275	\$73,990	\$198,265	\$1,937,090	10%
Fire-Rescue	63	\$55,140,183	\$749,066	\$55,889,249	\$257,770,282	22%
Information Technology	18	\$39,753,858	\$184,094	\$39,937,953	\$77,424,894	52%
Library	41	\$105,510,111	\$879,298	\$106,389,409	\$798,874,413	13%
Park And Recreation	330	\$170,220,347	\$4,310,876	\$174,531,223	\$641,588,974	27%
Planning	5	\$68,814	\$10,267	\$79,081	\$2,117,819	4%
Police	38	\$107,208,952	\$4,266,500	\$111,475,452	\$571,080,889	20%
Public Works	42	\$246,438,001	\$926,745	\$247,364,746	\$447,749,890	55%
Real Estate Assets	9	\$35,527,189	\$2,096,934	\$37,624,124	\$308,577,228	12%
Special Projects	1	\$226,611	\$5,063	\$231,673	\$4,018,132	6%
Transportation and Storm Water	7	\$448,026	\$21,506	\$469,532	\$2,326,190	20%
Total	560	\$764,614,567	\$13,588,962	\$778,203,529	\$3,120,936,507	25%

The proceeding tables and the following charts reveal that City-Occupied facilities assigned to the Public Works Department totaling \$247,364,746, then by the Parks and Recreation Department, totaling \$174,531,223 and then by the Police Department, total 111,475,452, and the Library Department \$106,389,409 make up the majority of the backlog.

Figure 2. Facilities Backlog by Department – City-Occupied Facilities



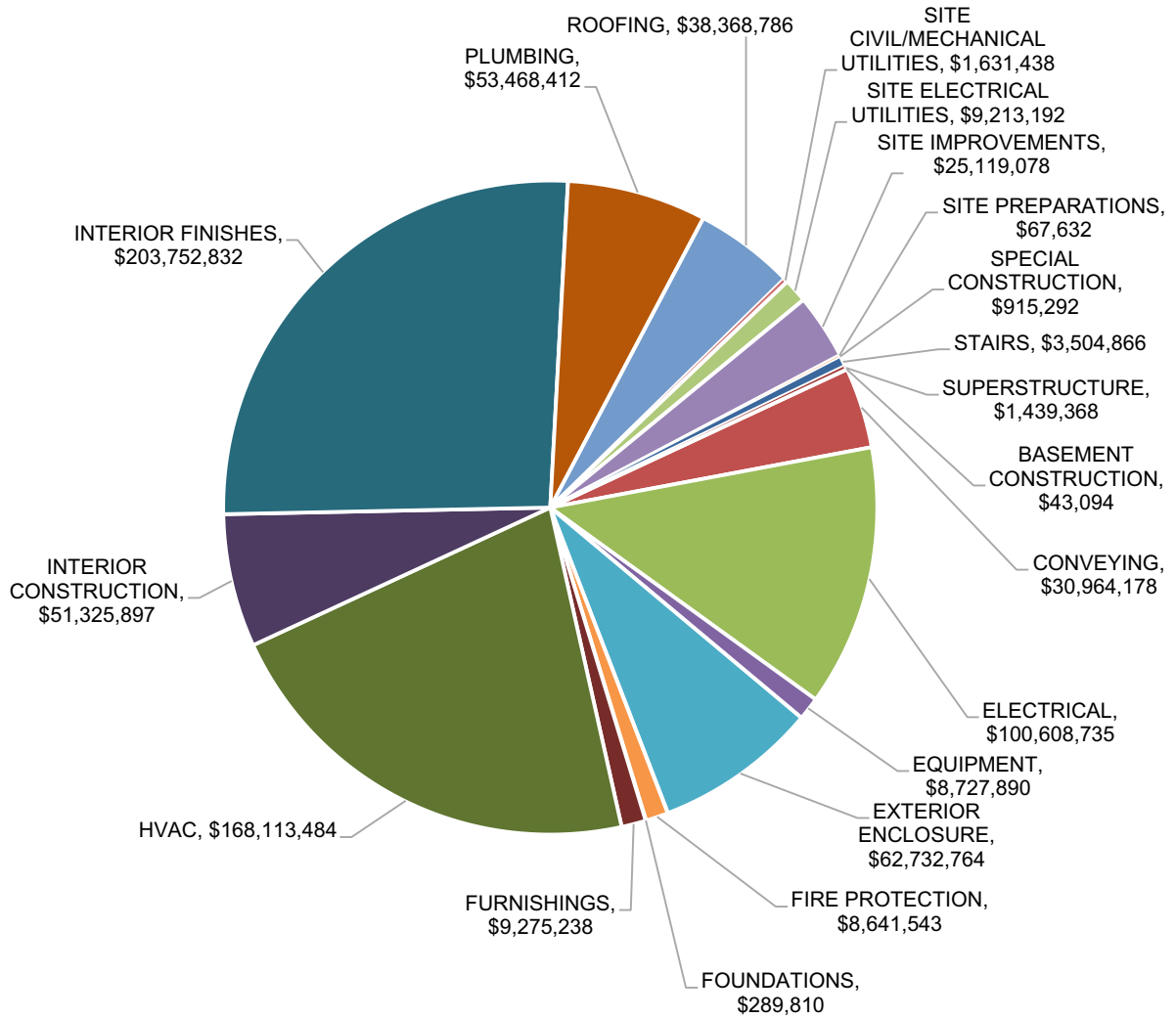
Maintenance & Capital Backlog by Building System

The following tables and charts reveal the total backlog for both City-Occupied and Leased facilities by **Building System**. Most of the backlog is from the interior building systems such as interior finishes and building service systems such as HVAC, plumbing, and electrical. This finding is typical and expected for these building systems with relatively short useful lifecycles and facilities used for public service. Also notable is the backlog for exterior enclosure, which includes windows and doors and roof systems and the fire protection systems. These systems are important for safeguarding and protecting the facilities.

Table 3. Facilities Backlog by Building System - City-Occupied Facilities

System	Current Backlog
BASEMENT CONSTRUCTION	\$43,094
CONVEYING	\$30,964,178
ELECTRICAL	\$100,608,735
EQUIPMENT	\$8,727,890
EXTERIOR ENCLOSURE	\$62,732,764
FIRE PROTECTION	\$8,641,543
FOUNDATIONS	\$289,810
FURNISHINGS	\$9,275,238
HVAC	\$168,113,484
INTERIOR CONSTRUCTION	\$51,325,897
INTERIOR FINISHES	\$203,752,832
PLUMBING	\$53,468,412
ROOFING	\$38,368,786
SITE CIVIL/MECHANICAL UTILITIES	\$1,631,438
SITE ELECTRICAL UTILITIES	\$9,213,192
SITE IMPROVEMENTS	\$25,119,078
SITE PREPARATIONS	\$67,632
SPECIAL CONSTRUCTION	\$915,292
STAIRS	\$3,504,866
SUPERSTRUCTURE	\$1,439,368
Total	\$778,203,529

Figure 3. Facilities by Building System - City-Occupied Facilities



Maintenance & Capital Backlog By Reliability Level

To effectively address and manage the total backlog of maintenance and capital replacement, the estimated cost for the building system related maintenance and capital backlog has been categorized into three **Reliability Levels**. The three Reliability Levels that were analyzed for the facilities condition assessment are described and defined below.

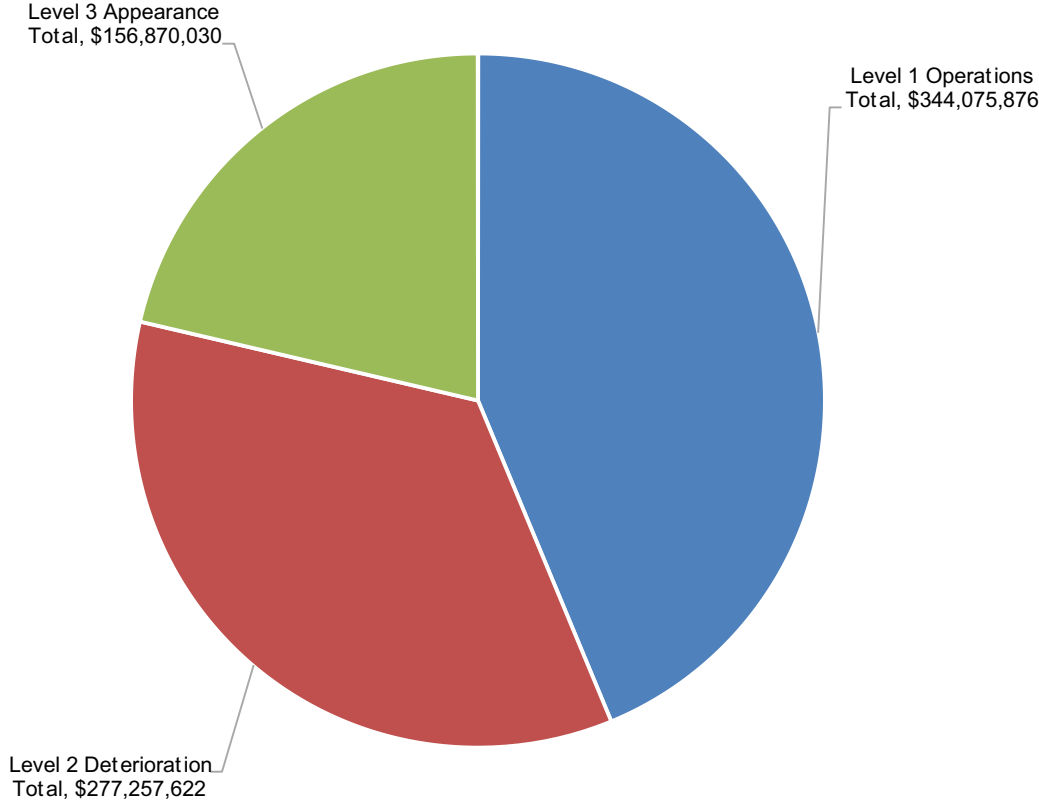
- Level 1 Operations Impacts**
 Level 1 Operations Impacts represents systems that can lead to partial or full shutdowns of the facility if the systems are allowed to exceed the end of their useful life or are not properly maintained. This includes building electrical, mechanical (HVAC), plumbing, fire protection, conveying (elevators), and site-related utility systems.
- Level 2 Deterioration**
 Level 2 Deterioration represents systems that will shorten the life of the asset and cause deterioration to other systems if the systems are allowed to exceed the end of their useful life or are not properly maintained. This includes roofing, windows, doors, walls and flooring.
- Level 3 Appearance**
 Level 3 Appearance represents systems that provide the appearance and quality of the facility. This includes systems such as interior ceiling and wall finishes and site landscaping.

The following tables and charts reveal the total backlog for the 560 City-Occupied general fund facilities by the Reliability Levels. To achieve optimum service reliability for the building systems, it is important to first address the Level 1 Operations Impacts followed by Level 2 Deterioration to ensure reliability of the general fund facilities.

Table 4. Facilities Backlog by Reliability Level- City-Occupied Facilities

Level 1 Operations Total	Level 2 Deterioration Total	Level 3 Appearance Total	Total
\$344,075,876	\$277,257,622	\$156,870,030	\$778,203,529

Figure 4. Facilities Backlog by Reliability Levels- City-Occupied Facilities



Additional Facility Condition Assessment Findings

The following Tables reveal the total maintenance and capital replacement backlog, plant replacement values, and FCI's by **Council District and Community Planning Area**. These additional tables provide a means of geographically determining facility-related backlogs in the City.

Table 5. Facilities Backlog by Council District - City-Occupied Facilities

District	# Facilities Assessed	Total Capital Backlog	Total Maintenance Backlog	Total Backlog	Plant Replacement Value	FCI
1	49	\$26,332,248	\$733,591	\$27,065,840	\$177,739,474	15%
2	109	\$88,319,535	\$866,191	\$89,185,726	\$230,171,438	39%
3	120	\$442,341,125	\$7,884,015	\$450,225,139	\$1,781,210,211	25%
4	56	\$55,697,848	\$1,021,310	\$56,719,158	\$177,865,552	32%
5	42	\$27,401,058	\$552,564	\$27,953,623	\$143,159,420	20%
6	36	\$24,100,581	\$412,392	\$24,512,973	\$99,692,307	25%
7	59	\$42,382,954	\$649,631	\$43,032,585	\$197,464,002	22%
8	40	\$27,310,250	\$871,621	\$28,181,872	\$180,791,256	16%
9	44	\$30,572,158	\$564,025	\$31,136,183	\$131,521,898	24%
N/A*	5	\$156,810	\$33,621	\$190,430	\$1,320,949	14%
Total	560	\$764,614,567	\$13,588,961	\$778,203,529	\$3,120,936,507	25%

*Note: *N/A These facilities are located in San Diego County and are not in a mapped City Council District.*

Table 6. Facilities Backlog by Community Planning Area- City-Occupied Facilities

Community Area	# Facilities Assessed	Total Capital Backlog	Total Maintenance Backlog	Total Backlog	Plant Replacement Value	FCI
Balboa Park	53	\$42,869,102	\$1,257,711	\$44,126,813	\$160,536,583	27%
Barrio Logan	3	\$2,625,482	\$36,117	\$2,661,599	\$6,511,203	41%
Black Mountain Ranch	2	\$174,557	\$26,678	\$201,235	\$7,230,561	3%
Carmel Mountain Ranch	4	\$2,631,189	\$53,520	\$2,684,709	\$19,051,658	14%
Carmel Valley	12	\$7,780,259	\$91,338	\$7,871,597	\$40,672,278	19%
Centre City	13	\$345,109,394	\$6,079,884	\$351,189,279	\$1,493,831,592	24%
Clairemont Mesa	29	\$52,552,006	\$350,504	\$52,902,510	\$106,503,964	50%
College Area	2	\$2,407,373	\$15,709	\$2,423,082	\$20,575,902	12%
Encanto Neighborhoods, Southeastern	13	\$12,968,658	\$457,188	\$13,425,846	\$60,176,933	22%
Fairbanks Country Club	2	\$392,125	\$18,237	\$410,361	\$15,948,944	3%

Table 6. Facilities Backlog by Community Planning Area- City-Occupied Facilities

Community Area	# Facilities Assessed	Total Capital Backlog	Total Maintenance Backlog	Total Backlog	Plant Replacement Value	F CI
Greater Golden Hill	21	\$29,210,820	\$379,671	\$29,590,491	\$70,140,919	42%
Greater North Park	7	\$12,010,387	\$31,182	\$12,041,569	\$25,002,792	48%
Kearny Mesa	20	\$14,137,562	\$180,770	\$14,318,333	\$61,492,822	23%
La Jolla	13	\$5,155,346	\$115,373	\$5,270,719	\$41,118,499	13%
Linda Vista	16	\$18,636,521	\$154,825	\$18,791,345	\$45,056,698	42%
Los Penasquitos Canyon Preserve	2	\$14,153	\$753	\$14,905	\$182,637	8%
Mid-City: City Heights	29	\$22,942,586	\$462,783	\$23,405,368	\$77,939,983	30%
Mid-City: Eastern Area	29	\$34,086,176	\$299,694	\$34,385,870	\$77,766,428	44%
Mid-City: Kensington-Talmadge	1	\$1,016,143	\$1,229	\$1,017,372	\$1,728,404	59%
Mid-City: Normal Heights	6	\$4,711,510	\$12,708	\$4,724,218	\$10,473,618	45%
Mid-City: Pacific Highway	1	\$1,318,911	\$8,314	\$1,327,224	\$5,413,629	25%
Mira Mesa	12	\$6,783,596	\$169,678	\$6,953,274	\$41,705,847	17%
Miramar Ranch North	6	\$1,666,052	\$85,280	\$1,751,332	\$19,725,989	9%
Mission Bay Park	48	\$9,011,728	\$192,416	\$9,204,144	\$25,804,258	36%
Mission Beach	8	\$3,014,571	\$76,828	\$3,091,400	\$11,274,724	27%
Mission Valley	1	\$192,768	\$555	\$193,323	\$13,804,138	1%
Navajo	12	\$11,630,279	\$164,288	\$11,794,567	\$34,868,864	34%
None	5	\$156,810	\$33,621	\$190,430	\$1,320,949	14%
Ocean Beach	7	\$5,848,519	\$63,242	\$5,911,761	\$15,990,437	37%
Old San Diego	8	\$2,256,497	\$29,209	\$2,285,706	\$6,149,347	37%
Otay Mesa	2	\$2,347,394	\$80,404	\$2,427,798	\$8,825,037	28%
Otay Mesa - Nestor	11	\$5,675,611	\$244,507	\$5,920,118	\$43,578,178	14%
Pacific Beach	13	\$6,792,504	\$125,869	\$6,918,373	\$31,545,497	22%
Pacific Highlands Ranch	1	\$361	\$7,148	\$7,509	\$11,171,982	0%
Peninsula	12	\$8,617,433	\$146,347	\$8,763,779	\$39,673,933	22%
Rancho Bernardo	7	\$9,483,823	\$80,363	\$9,564,187	\$35,994,643	27%
Rancho Encantada	1	\$6,721	\$181	\$6,901	\$222,423	3%
Rancho Penasquitos	11	\$11,773,287	\$319,096	\$12,092,382	\$44,792,295	27%
Sabre Springs	3	\$115,352	\$0	\$115,352	\$1,122,605	10%
San Pasqual	2	\$88,122	\$6,275	\$94,397	\$299,563	32%
San Ysidro	12	\$8,818,423	\$336,876	\$9,155,299	\$45,365,984	20%
Scripps Miramar Ranch	7	\$4,288,195	\$34,855	\$4,323,049	\$24,455,980	18%

Table 6. Facilities Backlog by Community Planning Area- City-Occupied Facilities

Community Area	# Facilities Assessed	Total Capital Backlog	Total Maintenance Backlog	Total Backlog	Plant Replacement Value	FCI
Serra Mesa	6	\$4,435,064	\$55,661	\$4,490,725	\$35,998,143	12%
Skyline - Paradise Hills	14	\$8,453,705	\$264,428	\$8,718,133	\$35,422,600	25%
Southeastern San Diego, Southeastern	26	\$12,989,580	\$258,022	\$13,247,601	\$113,772,546	12%
Tierrasanta	17	\$8,979,934	\$177,447	\$9,157,381	\$48,250,838	19%
Torrey Hills	1	\$31,311	\$13,597	\$44,908	\$536,822	8%
University	19	\$12,984,129	\$494,933	\$13,479,062	\$68,315,967	20%
Uptown	10	\$5,422,542	\$93,649	\$5,516,191	\$13,590,866	41%
Total	560	\$764,614,568	\$13,588,961	\$778,203,529	\$3,120,936,506	25%

It is noteworthy to point out that a majority of the backlog of maintenance and capital for the City Occupied facilities are found with the building systems associated with the Reliability Level 1 Operations Impacts. These systems include the building electrical, mechanical (HVAC), plumbing, fire protection, conveying (elevators), and site-related utility systems that can lead to partial or full shutdowns of the facility if the systems are allowed to exceed the end of their useful life or are not properly maintained. The total of backlog for City Occupied facilities Reliability Level 1- Operations Impacts systems is \$344,075,876 which represents 44.2% of the total backlog of \$778,203,529. These figures indicate that focused efforts to address condition-related issues associated with the Reliability Level 1 - Operations Impacts systems are needed to ensure the operational, safety and suitability of the associated facilities to meet the City's needs. This finding is not unusual and is consistent for groups of facilities with an average age of 34 years and with the service systems associated with Reliability Level 1 - Operations Impacts that typically have an average expected life cycle of between 10 to 30 years. These findings are indicative of building systems that are at or have exceeded their useful life cycles.



Facility 10324 – Carmel Valley Pool

While focused efforts to address the Reliability Level 1 - Operations Impacts backlog should be an overall priority to improve facility condition, efforts to address the need to protect the facilities from the weather should not be ignored. Addressing the Reliability Level 2 – Deterioration, which includes exterior enclosure systems such as windows, doors and roofing systems, should also be considered. The total of backlog for City-Occupied facilities Reliability Level 2 Deterioration is \$277,257,522 which represents 35.6% of the total backlog of \$778,203,529.

Facilities in Poor Condition

As mentioned in earlier sections of this report, the assessment data revealed that 229 of the 560 City-Occupied general fund facilities assessed received a condition rating of Poor with an FCI of 30% or greater than their plant replacement value. The maintenance and capital backlog for these 229 facilities is estimated at \$553,489,076. These figures represent 40.9% of the 560 facilities assessed and 71.1% of the total maintenance and capital backlog of \$778,203,529.

Information on these 229 facilities currently in Poor condition can be further broken down as follows:

- **132 received an FCI between 30% - 49%.**

Total maintenance and capital backlog for these 132 facilities is estimated to be \$266,852,799 or 34.3% of the total backlog of \$778,203,529 for the 560 City-Occupied general fund facilities assessed.

- **97 received an FCI of 50% or greater.**

Total maintenance and capital backlog for these 97 facilities is estimated to be \$286,636,276 or 36.8% of the total backlog of \$778,203,529 for the 560 City-Occupied general fund facilities assessed.

For these facilities, an immediate action plan must be developed and set forth to resolve any conditions that could put the City at some liability or risk and a decision to either repair, replace, or dispose of the facilities. While there are many reasons why a facility will fall into a poor condition, it is crucial that action to resolve the condition is taken. Of particular note are the significant backlogs identified with the facilities that are leased. The charts and tables below provide a summary of the facilities found to be in Poor condition by occupancy.

Figure 5. Facilities in Poor Condition by Occupancy – City-Occupied Facilities

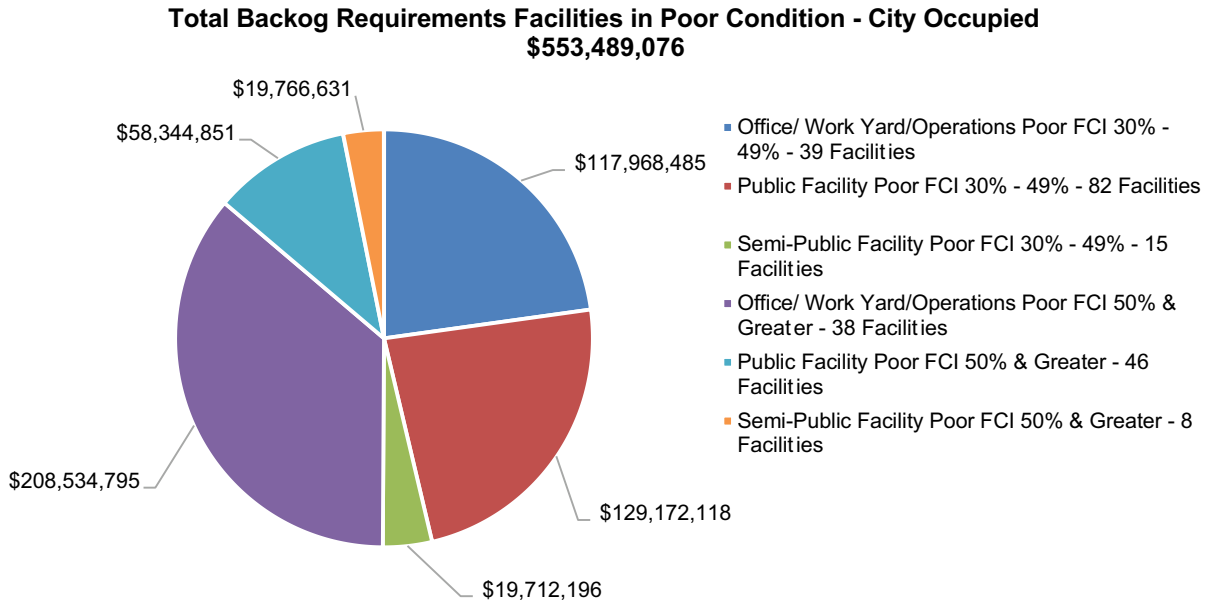


Table 7. Facilities in Poor Condition – City-Occupied Facilities

Facility Name	Asset Function	Department	Year Built	Gross Square Feet	Total Backlog	Plant Replacement Value	Building FCI	Condition
257 - Chollas Streets, Storm Water CAMPUS	City Office/Work Yard/Oper.	Public Works	1962	4,244	\$1,317,341	\$2,609,763	50%	Poor
000001 - City Administration Building CAMPUS	City Office/Work Yard/Oper.	Public Works	1965	182,400	\$69,710,640	\$157,454,976	44%	Poor
000008 - DRC, Development Review Center CAMPUS	City Office/Work Yard/Oper.	Public Works	1970	217,669	\$128,856,571	\$172,744,295	75%	Poor
000017 - Clubhouse and Shuffleboard, Golden Hill CAMPUS	Public Facility	Park And Recreation	1973	1,242	\$223,058	\$695,483	32%	Poor
000022 - Fire Station 36 CAMPUS	Semi-Public Facility	Fire-Rescue	1969	5,109	\$1,424,951	\$4,106,461	35%	Poor
000030 - Facilities Maintenance, Central CAMPUS	City Office/Work Yard/Oper.	Public Works	1947	28,130	\$9,967,327	\$20,775,693	48%	Poor
000031 - Police, Non-Emergency Support, Central Yard CAMPUS	City Office/Work Yard/Oper.	Police	1947	18,500	\$8,093,599	\$10,350,380	78%	Poor
000038 - Communications Division, Central CAMPUS	City Office/Work Yard/Oper.	Information Technology	1947	26,250	\$3,925,071	\$10,975,650	36%	Poor
000039 - Police Support Non Emergency- Homeland CAMPUS	City Office/Work Yard/Oper.	Police	1947	4,258	\$1,140,482	\$1,753,870	65%	Poor
000041 - Rader Hall, Central CAMPUS	City Office/Work Yard/Oper.	Public Works	1947	6,400	\$1,633,070	\$4,509,248	36%	Poor
000052 - Guardhouse, Main Entrance, Central CAMPUS	City Office/Work Yard/Oper.	Public Works	1956	210	\$59,867	\$123,913	48%	Poor
000110 - Warehouse, Fire Dept. CAMPUS	City Office/Work Yard/Oper.	Fire-Rescue	1982	2,879	\$821,020	\$1,330,962	62%	Poor
000142 - Lifeguard Station, South Mission Beach CAMPUS	Semi-Public Facility	Fire-Rescue	1975	1,176	\$210,195	\$496,072	42%	Poor
000208 - Fire Station 05 CAMPUS	Semi-Public Facility	Fire-Rescue	1951	4,344	\$2,143,371	\$3,751,087	57%	Poor
000214 - Fire Station 07 CAMPUS	Semi-Public Facility	Fire-Rescue	1957	5,883	\$1,624,236	\$4,817,118	34%	Poor
000215 - Fire Repair Facility CAMPUS	City Office/Work Yard/Oper.	Fire-Rescue	1968	17,704	\$2,604,360	\$7,353,356	35%	Poor
000217 - Fire Station 28 CAMPUS	Semi-Public Facility	Fire-Rescue	1958	5,660	\$2,248,122	\$4,489,625	50%	Poor
000238 - Fire Station 22 CAMPUS	Semi-Public Facility	Fire-Rescue	1942	2,900	\$1,418,557	\$2,497,103	57%	Poor
000240 - Fire Station 23 CAMPUS	Semi-Public Facility	Fire-Rescue	1964	4,022	\$1,936,660	\$3,397,062	57%	Poor
000241 - Fire Station 34 CAMPUS	Semi-Public Facility	Fire-Rescue	1963	3,510	\$883,787	\$2,830,991	31%	Poor
000248 - Fire Station 25 CAMPUS	Semi-Public Facility	Fire-Rescue	1953	3,728	\$1,759,811	\$3,077,949	57%	Poor
000250 - Fire Station 26 CAMPUS	Semi-Public Facility	Fire-Rescue	1954	6,237	\$2,758,458	\$4,977,563	55%	Poor

Table 7. Facilities in Poor Condition – City-Occupied Facilities

Facility Name	Asset Function	Department	Year Built	Gross Square Feet	Total Backlog	Plant Replacement Value	Building FCI	Condition
000251 - Fire Station 30 CAMPUS	Semi-Public Facility	Fire-Rescue	1959	4,992	\$1,053,563	\$3,524,052	30%	Poor
000256 - Streets Division, Chollas CAMPUS	City Office/Work Yard/Oper.	Public Works	1962	20,948	\$6,196,631	\$11,206,552	55%	Poor
000257 - Streets, Carpenter Shop and Urban Forestry, Chollas CAMPUS	City Office/Work Yard/Oper.	Public Works	1962	12,951	\$1,678,555	\$4,843,285	35%	Poor
000259 - Purchasing, Pipeyard, Central Store 5, Chollas CAMPUS	City Office/Work Yard/Oper.	Public Works	1962	10,000	\$2,648,680	\$4,099,200	65%	Poor
000260 - Parker Hall, Streets, Chollas CAMPUS	City Office/Work Yard/Oper.	Public Works	1962	4,410	\$1,198,031	\$2,857,812	42%	Poor
000262 - Wash Rack, Chollas	City Office/Work Yard/Oper.	Public Works	1962	1,000	\$377,005	\$387,540	97%	Poor
000263 - Equip., Fab Shop and Spray Booths, Chollas CAMPUS	City Office/Work Yard/Oper.	Public Works	1962	22,516	\$6,222,479	\$12,235,420	51%	Poor
000264 - Equip., Auto Repair Shop and Office, Chollas CAMPUS	City Office/Work Yard/Oper.	Public Works	1962	25,800	\$7,055,703	\$13,393,296	53%	Poor
000271 - Storage, Cement, Chollas CAMPUS	City Office/Work Yard/Oper.	Transportation and Storm Water	1962	112	\$14,387	\$31,319	46%	Poor
000272 - Streets, Shed, Gunitite, Chollas CAMPUS	City Office/Work Yard/Oper.	Public Works	1963	864	\$141,713	\$292,611	48%	Poor
000273 - Streets, Chollas, Tank, Emulsion CAMPUS	City Office/Work Yard/Oper.	Public Works	1962	225	\$21,368	\$56,423	38%	Poor
000281 - Lifeguard Station, Tower, Ocean Beach CAMPUS	Semi-Public Facility	Fire-Rescue	1981	3,341	\$812,967	\$2,147,728	38%	Poor
000286 - Police, Clubhouse, Pistol Range CAMPUS	City Office/Work Yard/Oper.	Police	1947	4,187	\$1,204,021	\$1,991,044	60%	Poor
000287 - Police, Caretakers House, Pistol Range CAMPUS	City Office/Work Yard/Oper.	Police	1934	899	\$274,302	\$395,461	69%	Poor
000289 - Police, Cover, Pistol Range CAMPUS	City Office/Work Yard/Oper.	Police	1947	8,100	\$327,462	\$618,111	53%	Poor
000291 - Police, Compressor Bldg, Pistol Range CAMPUS	City Office/Work Yard/Oper.	Police	1947	80	\$5,885	\$7,595	77%	Poor
000293 - Police, Rangemaster's Office, Pistol Range CAMPUS	City Office/Work Yard/Oper.	Police	1934	1,314	\$195,217	\$536,178	36%	Poor
000295 - Comfort Station, Pistol Range CAMPUS	City Office/Work Yard/Oper.	Police	1934	448	\$91,784	\$194,092	47%	Poor
000296 - Community Service Center, San Ysidro CAMPUS	Public Facility	Development Services	1962	7,800	\$2,890,809	\$4,563,390	63%	Poor
000297 - Equip, Acquisition and Fitting, Chollas CAMPUS	City Office/Work Yard/Oper.	Public Works	1964	2,654	\$639,369	\$1,130,710	57%	Poor

Table 7. Facilities in Poor Condition – City-Occupied Facilities

Facility Name	Asset Function	Department	Year Built	Gross Square Feet	Total Backlog	Plant Replacement Value	Building FCI	Condition
000298 - Bank, Graffiti Exchange, Chollas CAMPUS	City Office/Work Yard/Oper.	Development Services	1964	926	\$363,486	\$482,381	75%	Poor
000300 - Parks, Service Bldg. and Offices, Rose Canyon CAMPUS	City Office/Work Yard/Oper.	Park And Recreation	1964	2,500	\$1,122,743	\$1,483,250	76%	Poor
000304 - Comfort Station, Tourmaline CAMPUS	Public Facility	Park And Recreation	1965	1,440	\$257,912	\$556,805	46%	Poor
000333 - Rose Canyon, Developed Regional Parks CAMPUS	City Office/Work Yard/Oper.	Park And Recreation	1967	2,400	\$477,313	\$740,016	65%	Poor
000335 - Comfort Station, North Ski Beach CAMPUS	Public Facility	Park And Recreation	1967	1,440	\$204,178	\$587,765	35%	Poor
000440 - Library, Main, Downtown CAMPUS	Public Facility	Library	1954	150,000	\$55,683,802	\$113,874,000	49%	Poor
000447 - Library, Logan Heights CAMPUS	Public Facility	Library	1927	2,960	\$693,764	\$1,562,199	44%	Poor
000451 - Library, Ocean Beach CAMPUS	Public Facility	Library	1928	5,066	\$996,199	\$2,855,248	35%	Poor
000452 - Library, University Heights CAMPUS	Public Facility	Library	1965	6,608	\$2,748,838	\$4,828,664	57%	Poor
000457 - Library, Paradise Hills CAMPUS	Public Facility	Library	1964	4,527	\$1,456,645	\$2,950,925	49%	Poor
000470 - Library, Kensington Normal Heights CAMPUS	Public Facility	Library	1962	2,733	\$1,017,372	\$1,728,404	59%	Poor
000475 - Library, Serra Mesa CAMPUS	Public Facility	Library	1962	5,300	\$2,306,576	\$3,572,836	65%	Poor
000477 - Library, Skyline Hills CAMPUS	Public Facility	Library	1968	4,400	\$1,075,233	\$3,014,176	36%	Poor
000481 - Recreation Center, La Jolla CAMPUS	Public Facility	Park And Recreation	1915	7,920	\$2,367,376	\$5,058,583	47%	Poor
000482 - Recreation Center, Tecolote CAMPUS	Public Facility	Park And Recreation	1971	1,664	\$578,703	\$903,302	64%	Poor
000483 - Recreation Center, Ocean Beach CAMPUS	Public Facility	Park And Recreation	1946	12,918	\$3,399,887	\$7,416,482	46%	Poor
000484 - Recreation Center, Presidio CAMPUS	Public Facility	Park And Recreation	1946	8,527	\$1,669,757	\$4,837,111	35%	Poor
000488 - Recreation Center, North Park (001334)(001063) CAMPUS	Public Facility	Park And Recreation	1947	11,000	\$4,148,668	\$6,518,050	64%	Poor
000491 - Recreation Center, Colina Del Sol CAMPUS	Public Facility	Park And Recreation	1962	15,440	\$2,897,736	\$8,908,417	33%	Poor
000495 - Recreation Center, Cadman CAMPUS	Public Facility	Park And Recreation	1971	2,800	\$489,673	\$1,568,392	31%	Poor
000497 - Recreation Center, Pacific Beach CAMPUS	Public Facility	Park And Recreation	1948	12,800	\$2,681,263	\$7,344,256	37%	Poor
000503 - Comfort Station, Emerald Hills CAMPUS	Public Facility	Park And Recreation	1971	528	\$87,565	\$207,245	42%	Poor
000508 - Comfort Station, 28th and Grape CAMPUS	Public Facility	Park And Recreation	1962	609	\$87,750	\$246,444	36%	Poor
000510 - Comfort Station, Morley Field, Schneider(Jacaranda Dr.) CAMPUS	Public Facility	Park And Recreation	1961	672	\$232,230	\$333,554	70%	Poor

Table 7. Facilities in Poor Condition – City-Occupied Facilities

Facility Name	Asset Function	Department	Year Built	Gross Square Feet	Total Backlog	Plant Replacement Value	Building FCI	Condition
000511 - Recreation Center, Santa Clara Point CAMPUS	Public Facility	Park And Recreation	1948	5,032	\$1,646,080	\$2,754,014	60%	Poor
000512 - Recreation Center, Golden Hill 2600 Golf Course Dr. CAMPUS	Public Facility	Park And Recreation	1964	10,503	\$1,945,838	\$6,304,846	31%	Poor
000522 - Comfort Station, North Crown Point CAMPUS	Public Facility	Park And Recreation	1961	1,440	\$420,774	\$627,725	67%	Poor
000524 - Comfort Station, Cabrillo Heights Park CAMPUS	Public Facility	Park And Recreation	1961	704	\$117,934	\$278,798	42%	Poor
000525 - Comfort Station, Golden Hill - Russ CAMPUS	Public Facility	Park And Recreation	1961	776	\$101,782	\$295,439	34%	Poor
000532 - Comfort Station, Presidio, (Not Used) CAMPUS	Public Facility	Park And Recreation	1969	176	\$43,595	\$71,352	61%	Poor
000538 - Comfort Station, Southcrest Park CAMPUS	Public Facility	Park And Recreation	1962	704	\$116,149	\$266,703	44%	Poor
000549 - Comfort Station, Robb Field (Old) CAMPUS	Public Facility	Park And Recreation	1961	1,100	\$228,611	\$448,954	51%	Poor
000554 - Garage, Presidio Park CAMPUS	City Office/Work Yard/Oper.	Park And Recreation	1963	840	\$69,543	\$196,526	35%	Poor
000555 - Recreation Center, North Clairemont CAMPUS	Public Facility	Park And Recreation	1961	10,379	\$3,010,053	\$5,965,849	50%	Poor
000557 - Recreation Center, Allied Gardens CAMPUS	Public Facility	Park And Recreation	1961	10,585	\$2,301,901	\$6,002,648	38%	Poor
000565 - Lifeguard, Headquarters, Services and Coastal Division CAMPUS	Semi-Public Facility	Fire-Rescue	1962	5,491	\$1,800,358	\$3,676,554	49%	Poor
000567 - Pool, Colina Del Sol CAMPUS	Public Facility	Park And Recreation	1969	4,212	\$1,351,641	\$2,626,056	51%	Poor
000568 - Pool, Martin Luther King Jr. CAMPUS	Public Facility	Park And Recreation	1969	4,212	\$948,095	\$3,145,479	30%	Poor
000579 - Comfort Station, El Carmel CAMPUS	Public Facility	Park And Recreation	1953	1,044	\$157,168	\$413,716	38%	Poor
000600 - Office, Museum Of Man CAMPUS	City Office/Work Yard/Oper.	Park And Recreation	1911	16,609	\$4,773,023	\$11,337,469	42%	Poor
000607 - Toolshed, Sefton, North (Laurel Bridge Balboa) CAMPUS	City Office/Work Yard/Oper.	Park And Recreation	1950	170	\$11,488	\$26,092	44%	Poor
000619 - Pool, Kearns Municipal CAMPUS	Public Facility	Park And Recreation	1947	12,821	\$3,012,520	\$8,914,313	34%	Poor
000650 - Palisades Building, Recital Hall and Puppet Theater CAMPUS	Public Facility	Park And Recreation	1947	20,000	\$3,834,085	\$12,421,000	31%	Poor
000695 - Toolshed, Sefton, South (Laurel Bridge Balboa) CAMPUS	City Office/Work Yard/Oper.	Park And Recreation	1950	170	\$12,482	\$19,868	63%	Poor
000699 - Toolshed, Shuffleboard Club CAMPUS	City Office/Work Yard/Oper.	Park And Recreation	1950	120	\$8,355	\$13,462	62%	Poor
000712 - Storage, South Of Organ Pavilion, Balboa Park CAMPUS	City Office/Work Yard/Oper.	Park And Recreation	1950	365	\$43,088	\$84,998	51%	Poor

Table 7. Facilities in Poor Condition – City-Occupied Facilities

Facility Name	Asset Function	Department	Year Built	Gross Square Feet	Total Backlog	Plant Replacement Value	Building FCI	Condition
000738 - Balboa Park, Storage, Flammable CAMPUS	City Office/Work Yard/Oper.	Park And Recreation	1940	241	\$15,708	\$46,101	34%	Poor
000756 - Recreation Center, San Carlos CAMPUS	Public Facility	Park And Recreation	1970	10,800	\$3,931,910	\$5,978,772	66%	Poor
000763 - Veterans War Memorial CAMPUS	Public Facility	Park And Recreation	1950	21,000	\$3,755,856	\$11,310,390	33%	Poor
000770 - Police Storefront, Star Pal - Colina Del Sol CAMPUS	Semi-Public Facility	Park And Recreation	1954	1,450	\$287,281	\$720,679	40%	Poor
000771 - Recreation Center, South Clairemont CAMPUS	Public Facility	Park And Recreation	1955	3,960	\$657,132	\$2,199,542	30%	Poor
000775 - Recreation Center, Linda Vista CAMPUS	Public Facility	Park And Recreation	1955	6,103	\$1,129,536	\$3,500,315	32%	Poor
000782 - Clubhouse and Shuffleboard, Balboa Park CAMPUS	Public Facility	Park And Recreation	1961	7,994	\$2,424,218	\$3,922,736	62%	Poor
000797 - Comfort Station, Paradise Hills Park CAMPUS	Public Facility	Park And Recreation	1973	442	\$89,266	\$202,290	44%	Poor
000798 Ticket Booth, Balboa Star Light Bowl CAMPUS	Public Facility	Park And Recreation	1932	2,130	\$522,213	\$1,518,924	34%	Poor
000800 - Office, Presidio Park CAMPUS	City Office/Work Yard/Oper.	Park And Recreation	1939	500	\$258,978	\$324,395	80%	Poor
000802 - Toolshed, Old Spanish Carcel CAMPUS	City Office/Work Yard/Oper.	Park And Recreation	1928	250	\$30,532	\$78,030	39%	Poor
000803 - Comfort Station, Presidio Park CAMPUS	Public Facility	Park And Recreation	1947	288	\$76,732	\$139,660	55%	Poor
000813 - Senior Center, N. Park Community Adult CAMPUS	Public Facility	Park And Recreation	1969	3,990	\$1,407,658	\$2,130,860	66%	Poor
000834 - Comfort Station, Gleason Road Bahia CAMPUS	Public Facility	Park And Recreation	1957	1,100	\$228,254	\$419,111	54%	Poor
000849 - Comfort Station, La Jolla Cove CAMPUS	Public Facility	Park And Recreation	1990	1,250	\$360,366	\$555,388	65%	Poor
000851 - Comfort Station, 28th and Beech CAMPUS	Public Facility	Park And Recreation	1958	575	\$131,327	\$221,640	59%	Poor
000852 - Comfort Station, 6th and Nutmeg CAMPUS	Public Facility	Park And Recreation	1958	1,200	\$221,811	\$530,124	42%	Poor
000853 - Comfort Station, 6th and Thorn, Near Tiny Tot Area CAMPUS	Public Facility	Park And Recreation	1969	512	\$131,294	\$236,001	56%	Poor
000860 - Mount Hope Cemetery Administration CAMPUS	City Office/Work Yard/Oper.	Park And Recreation	1964	1,861	\$592,036	\$1,049,716	56%	Poor
000875 - Recreation Center, Old, San Ysidro, Casa CAMPUS	Public Facility	Park And Recreation	1957	7,242	\$3,107,327	\$4,539,575	68%	Poor
000912 - Rose Canyon Office, Developed CAMPUS	City Office/Work Yard/Oper.	Park And Recreation	1960	30,975	\$4,148,998	\$9,479,589	44%	Poor
000914 - Wash Rack, Steam Cleaner, Rose Canyon	City Office/Work Yard/Oper.	Public Works	1962	1,050	\$198,098	\$203,123	98%	Poor
001007 - Comfort Station, Mt. Acadia Park CAMPUS	Public Facility	Park And Recreation	1970	357	\$65,437	\$164,852	40%	Poor

Table 7. Facilities in Poor Condition – City-Occupied Facilities

Facility Name	Asset Function	Department	Year Built	Gross Square Feet	Total Backlog	Plant Replacement Value	Building FCI	Condition
001010 - Comfort Station, Marston Point CAMPUS	Public Facility	Park And Recreation	1971	924	\$221,018	\$386,167	57%	Poor
001011 - Comfort Station, Pine Grove CAMPUS	Public Facility	Park And Recreation	1970	672	\$149,654	\$324,200	46%	Poor
001012 - Comfort Station, North Pepper Grove CAMPUS	Public Facility	Park And Recreation	1970	672	\$97,014	\$277,126	35%	Poor
001013 - Comfort Station, Morley Field - Velodrome CAMPUS	Public Facility	Park And Recreation	1970	528	\$127,391	\$253,429	50%	Poor
001014 - Comfort Station, Morley Field CAMPUS	Public Facility	Park And Recreation	1969	988	\$254,078	\$449,925	56%	Poor
001017 - Comfort Station, Martin Luther King Park CAMPUS	Public Facility	Park And Recreation	1969	644	\$186,878	\$285,498	65%	Poor
001021 - Clubhouse, Shuffleboard, Memorial Park CAMPUS	Public Facility	Park And Recreation	1970	1,300	\$259,782	\$746,616	35%	Poor
001025 - Senior Center, Southcrest CAMPUS	Public Facility	Park And Recreation	1970	1,250	\$272,769	\$747,075	37%	Poor
001027 - Recreation Center, Robb Field CAMPUS	Public Facility	Park And Recreation	1972	4,800	\$1,005,044	\$2,629,920	38%	Poor
001046 - Comfort Station, John F. Kennedy Park CAMPUS	Public Facility	Park And Recreation	1971	444	\$93,878	\$201,376	47%	Poor
001058 - Storage, Fire Station 28 CAMPUS	City Office/Work Yard/Oper.	Fire-Rescue	1973	3,600	\$387,262	\$969,732	40%	Poor
001062 - Shuffleboard, Covered Court, North Park CAMPUS	Public Facility	Park And Recreation	1969	5,124	\$159,983	\$336,749	48%	Poor
001065 - Library, San Carlos CAMPUS	Public Facility	Library	1972	8,190	\$2,108,139	\$5,136,768	41%	Poor
001073 - Comfort Station, Mt. Etna Park CAMPUS	Public Facility	Park And Recreation	1975	784	\$205,669	\$369,374	56%	Poor
001074 - Recreation Center, Kearny Mesa CAMPUS	Public Facility	Park And Recreation	1973	11,162	\$2,375,347	\$6,411,341	37%	Poor
001077 - Comfort Station, Morley Field, N.E. Corner Of Ball Park 1 CAMPUS	Public Facility	Park And Recreation	1976	864	\$168,170	\$388,990	43%	Poor
001090 - Comfort Station, South Pepper Grove CAMPUS	Public Facility	Park And Recreation	1970	672	\$120,441	\$280,056	43%	Poor
001092 - Comfort Station, Playa Pacific 2 CAMPUS	Public Facility	Park And Recreation	1968	1,382	\$234,089	\$573,585	41%	Poor
001093 - Comfort Station, Playa Pacific 3 CAMPUS	Public Facility	Park And Recreation	1968	576	\$95,727	\$252,933	38%	Poor
001094 - Comfort Station, Playa Pacific 4 CAMPUS	Public Facility	Park And Recreation	1968	375	\$78,244	\$164,040	48%	Poor
001096 - Comfort Station, Olive Grove Park CAMPUS	Public Facility	Park And Recreation	1970	508	\$104,695	\$206,192	51%	Poor
001099 - Mountain View Teen Ctr. (Old Recreation Center) CAMPUS	Public Facility	Park And Recreation	1973	1,922	\$575,112	\$1,050,027	55%	Poor
001201 - Comfort Station, Presidio Park CAMPUS	Public Facility	Park And Recreation	1965	704	\$115,187	\$313,857	37%	Poor

Table 7. Facilities in Poor Condition – City-Occupied Facilities

Facility Name	Asset Function	Department	Year Built	Gross Square Feet	Total Backlog	Plant Replacement Value	Building FCI	Condition
001204 - Comfort Station, Vista Terrace CAMPUS	Public Facility	Park And Recreation	1976	512	\$129,985	\$233,528	56%	Poor
001205 - Comfort Station, Dennis Allen Park CAMPUS	Public Facility	Park And Recreation	1976	551	\$86,242	\$216,471	40%	Poor
001207 - Comfort Station, Marian Bear Park, Genesee CAMPUS	Public Facility	Park And Recreation	1975	270	\$30,087	\$99,325	30%	Poor
001211 - Handball Court, Standley CAMPUS	Public Facility	Park And Recreation	1976	1,736	\$360,653	\$570,137	63%	Poor
001213 - Recreation Center, Standley CAMPUS	Public Facility	Park And Recreation	1976	16,795	\$3,873,699	\$10,025,775	39%	Poor
001215 - Comfort Station, Chicano Park CAMPUS	Public Facility	Park And Recreation	1975	523	\$101,728	\$202,710	50%	Poor
001217 - Comfort Station, 6th and Redwood CAMPUS	Public Facility	Park And Recreation	1958	590	\$89,819	\$272,438	33%	Poor
001228 - Fac. Maint, Locksmith Shop, Central CAMPUS	City Office/Work Yard/Oper.	Public Works	1976	4,500	\$453,105	\$1,321,155	34%	Poor
001229 - Booth, Spray Paint, Central CAMPUS	City Office/Work Yard/Oper.	Public Works	1976	450	\$42,475	\$102,735	41%	Poor
001233 - Recreation Center, Silverwing CAMPUS	Public Facility	Park And Recreation	1976	2,095	\$462,989	\$1,143,807	40%	Poor
001235 - Comfort Station, Cabrillo Park CAMPUS	Public Facility	Park And Recreation	1977	1,026	\$127,671	\$421,440	30%	Poor
001236 - Recreation Center, Mira Mesa CAMPUS	Public Facility	Park And Recreation	1976	10,825	\$3,307,231	\$6,329,919	52%	Poor
001238 - Comfort Station, Archery Range CAMPUS	Public Facility	Park And Recreation	1976	744	\$111,330	\$329,473	34%	Poor
001239 - Comfort Station, Pacific Beach CAMPUS	Public Facility	Park And Recreation	1976	735	\$119,937	\$280,932	43%	Poor
001240 - Senior Center, San Ysidro CAMPUS	Public Facility	Park And Recreation	1979	2,787	\$1,166,554	\$1,748,452	67%	Poor
001241 - Senior Center, Memorial CAMPUS	Public Facility	Park And Recreation	1976	1,270	\$329,888	\$800,481	41%	Poor
001252 - Fire Station 03 CAMPUS	Semi-Public Facility	Fire-Rescue	1977	2,823	\$1,202,319	\$2,473,795	49%	Poor
001254 - Fire Station 10 CAMPUS	Semi-Public Facility	Fire-Rescue	1977	8,994	\$2,359,518	\$7,265,533	32%	Poor
001255 - Kearny Solar Unit (used as storage) CAMPUS	City Office/Work Yard/Oper.	Park And Recreation	1985	3,600	\$401,341	\$887,292	45%	Poor
001256 - Comfort Station, Pioneer Park CAMPUS	Public Facility	Park And Recreation	1983	1,806	\$444,822	\$782,486	57%	Poor
001263 - Senior Center, Paradise CAMPUS	Public Facility	Park And Recreation	1983	2,500	\$935,635	\$1,491,375	63%	Poor
001267 - Fire Station 40 (Penasquitos) CAMPUS	Semi-Public Facility	Fire-Rescue	1980	7,004	\$1,809,716	\$5,869,772	31%	Poor
001268 - Recreation Center, Cabrillo CAMPUS	Public Facility	Park And Recreation	1980	2,000	\$508,183	\$1,119,240	45%	Poor
001269 - Comfort Station, Kelly Park CAMPUS	Public Facility	Park And Recreation	1979	950	\$208,960	\$434,245	48%	Poor

Table 7. Facilities in Poor Condition – City-Occupied Facilities

Facility Name	Asset Function	Department	Year Built	Gross Square Feet	Total Backlog	Plant Replacement Value	Building FCI	Condition
001278 - Police Substation, Western Division (Security Alarm) CAMPUS	Semi-Public Facility	Police	1984	18,400	\$5,530,001	\$8,930,808	62%	Poor
001283 - Lifeguard Station, Tower, Mission Beach CAMPUS	Semi-Public Facility	Fire-Rescue	1976	4,794	\$1,875,647	\$3,351,390	56%	Poor
001283A - Comfort Station, Mission Beach Lifeguard Station CAMPUS	Public Facility	Park And Recreation	2000	1,729	\$296,711	\$700,695	42%	Poor
001296 - IT and C, Communications, Storage and Cell Work CAMPUS	City Office/Work Yard/Oper.	Information Technology	1983	2,400	\$265,196	\$701,232	38%	Poor
001300 - Pool, Clairemont CAMPUS	Public Facility	Park And Recreation	1983	4,332	\$1,207,372	\$2,656,902	45%	Poor
001301 - Pool, Allied Gardens CAMPUS	Public Facility	Park And Recreation	1983	4,332	\$1,316,572	\$2,889,487	46%	Poor
001312 - Comfort Station, Mission Bay Youth Field CAMPUS	Public Facility	Park And Recreation	1983	722	\$130,912	\$330,221	40%	Poor
001313 - Park, Pioneer, Grant School Grounds CAMPUS	City Office/Work Yard/Oper.	Park And Recreation	1983	1,806	\$332,185	\$911,091	36%	Poor
001314 - Comfort Station, Tierrasanta CAMPUS	Public Facility	Park And Recreation	1983	589	\$74,194	\$227,248	33%	Poor
001335 - Comfort Station, Arbor Grove CAMPUS	Public Facility	Park And Recreation	1983	956	\$288,654	\$435,114	66%	Poor
001346 - Guardhouse and Gate, Main Entry, Chollas CAMPUS	City Office/Work Yard/Oper.	Transportation and Storm Water	1983	36	\$24,061	\$32,721	74%	Poor
001347 - Guardhouse and Gate, Main Entry, Rose Canyon CAMPUS	City Office/Work Yard/Oper.	Transportation and Storm Water	1983	32	\$3,362	\$5,981	56%	Poor
001348 - Fire Department Training Tower CAMPUS	City Office/Work Yard/Oper.	Fire-Rescue	1983	1,549	\$295,387	\$556,230	53%	Poor
001350 - Gymnasium, Linda Vista CAMPUS	Public Facility	Park And Recreation	1983	6,808	\$1,365,411	\$3,652,220	37%	Poor
001351 - Storeroom, Parks, Storage, Large, Central CAMPUS	City Office/Work Yard/Oper.	Public Works	1983	5,000	\$680,560	\$1,225,600	56%	Poor
001353 - Shed, Compressor, Central CAMPUS	City Office/Work Yard/Oper.	Public Works	1983	80	\$12,688	\$16,393	77%	Poor
001354 - Storage, Flammable, Central CAMPUS	City Office/Work Yard/Oper.	Public Works	1983	96	\$4,365	\$9,495	46%	Poor
001355 - Shed, Roofers, Facilities Maintenance, Central CAMPUS	City Office/Work Yard/Oper.	Public Works	1983	200	\$10,305	\$16,446	63%	Poor
001364 - Storage, Flammable, Quivira Lifeguard Aquatics CAMPUS	City Office/Work Yard/Oper.	Fire-Rescue	1982	300	\$26,463	\$42,831	62%	Poor
001385 - Comfort Station, Mission Valley (Stadium) CAMPUS	Public Facility	Real Estate Assets	1982	1,466	\$318,689	\$597,849	53%	Poor
001402 - Recreation Center, Tierrasanta(Old) CAMPUS	Public Facility	Park And Recreation	1985	1,600	\$601,765	\$912,496	66%	Poor

Table 7. Facilities in Poor Condition – City-Occupied Facilities

Facility Name	Asset Function	Department	Year Built	Gross Square Feet	Total Backlog	Plant Replacement Value	Building FCI	Condition
001438 - Trailer, Aquatics Control Offices CAMPUS	City Office/Work Yard/Oper.	Fire-Rescue	1986	800	\$107,710	\$158,416	68%	Poor
001450 - Normal Heights Community Center - Old Oneira CAMPUS	Public Facility	Park And Recreation	1985	4,221	\$1,214,795	\$2,328,050	52%	Poor
001459 - Recreation Center, Adams CAMPUS	Public Facility	Park And Recreation	1987	2,362	\$589,052	\$1,352,599	44%	Poor
001460 - Comfort Station, Rancho Bernardo Park (Old) CAMPUS	Public Facility	Park And Recreation	1985	950	\$157,268	\$390,213	40%	Poor
001461 - Comfort Station, Canyonside Park CAMPUS	Public Facility	Park And Recreation	1986	1,168	\$146,652	\$459,047	32%	Poor
001480 - Comfort Station, Hollywood Park CAMPUS	Public Facility	Park And Recreation	1986	772	\$112,877	\$358,625	31%	Poor
001489 - Airport, Montgomery Field, Police Air Support, CAMPUS	Semi-Public Facility	Police	1986	640	\$96,003	\$165,114	58%	Poor
009819 - Library, Linda Vista (New) CAMPUS	Public Facility	Library	1986	10,244	\$2,125,031	\$7,052,584	30%	Poor
009840 - Nursery, Office, Staff- Balboa Park CAMPUS	City Office/Work Yard/Oper.	Park And Recreation	1989	1,200	\$286,196	\$607,572	47%	Poor
009841 - Balboa Park-Nursery, Hot Houses, 4 Connected CAMPUS	City Office/Work Yard/Oper.	Park And Recreation	1989	8,172	\$255,203	\$563,541	45%	Poor
009846 - Comfort Station, Chollas Lake Park CAMPUS	Public Facility	Park And Recreation	1989	600	\$98,757	\$237,366	42%	Poor
009866 - Fire Station 18 CAMPUS	Semi-Public Facility	Fire-Rescue	1989	6,619	\$1,777,347	\$4,871,121	36%	Poor
009883 - Trailer, Office, Parks CAMPUS	City Office/Work Yard/Oper.	Park And Recreation	1988	400	\$41,288	\$60,396	68%	Poor
009885 - Parks, Old Naval Hospital Library 8 CAMPUS	Public Facility	Park And Recreation	1951	8,700	\$2,116,906	\$6,740,064	31%	Poor
009896 - Trailer, Chollas Streets, Contracts (Old Asphalt) CAMPUS	City Office/Work Yard/Oper.	Public Works	1989	1,440	\$234,949	\$405,302	58%	Poor
009963 - Comfort Station, Bill Cleator Park CAMPUS	Public Facility	Park And Recreation	1991	864	\$125,096	\$381,871	33%	Poor
009970 - Lake, Chollas, Boat House CAMPUS	City Office/Work Yard/Oper.	Park And Recreation	1971	290	\$33,160	\$106,578	31%	Poor
009978 - Blockhouse, Radio, Wild Animal Park (800MHZ) CAMPUS	City Office/Work Yard/Oper.	Information Technology	1992	144	\$40,512	\$116,631	35%	Poor
009982 - Fire Station 14 CAMPUS	Semi-Public Facility	Fire-Rescue	1992	7,612	\$2,203,709	\$5,639,502	39%	Poor
010007 - Police, Garage, Southern CAMPUS	City Office/Work Yard/Oper.	Police	1992	6,293	\$1,146,437	\$3,080,738	37%	Poor
010016 - Comfort Station, Palm Ridge Park CAMPUS	Public Facility	Park And Recreation	1994	772	\$117,585	\$338,893	35%	Poor
010025 - Comfort Station, Linda Vista Community Park CAMPUS	Public Facility	Park And Recreation	1994	772	\$104,081	\$343,895	30%	Poor

Table 7. Facilities in Poor Condition – City-Occupied Facilities

Facility Name	Asset Function	Department	Year Built	Gross Square Feet	Total Backlog	Plant Replacement Value	Building FCI	Condition
010065 - 39th Street Neighborhood Park CAMPUS	Public Facility	Park And Recreation	1982	2,777	\$1,107,058	\$1,634,709	68%	Poor
010084 - Library, Rancho Bernardo CAMPUS	Public Facility	Library	1995	23,000	\$5,537,390	\$18,727,290	30%	Poor
010094 - Fleet-Equip. Div., Wash, Vehicle, Automated, Chollas CAMPUS	City Office/Work Yard/Oper.	Public Works	1996	2,175	\$551,896	\$869,000	64%	Poor
010095 - Fleet-Equip. Div., Wash Rack, Vehicle, Automated, Central, 20th. and B.(R) CAMPUS	City Office/Work Yard/Oper.	Public Works	1996	2,175	\$695,047	\$717,533	97%	Poor
010096 - Fleet-Equip. Div., Wash, Vehicle, Automated, Rose Canyon CAMPUS	City Office/Work Yard/Oper.	Public Works	1996	2,175	\$495,681	\$513,844	96%	Poor
010133 - Library, Malcolm X, and R.E.A.D. San Diego CAMPUS	Public Facility	Library	1996	26,328	\$6,703,410	\$19,713,880	34%	Poor
010211 - NTC-610, Camp Nimitz, Fire Fighter Maintenance CAMPUS	City Office/Work Yard/Oper.	Fire-Rescue	1990	2,882	\$456,999	\$1,026,828	45%	Poor
010306 - Community Service Center, Mid City CAMPUS	Public Facility	Community Service Center-Urban Village	1998	748	\$485,677	\$783,261	62%	Poor
010322 - Lake, Chollas Park, Ranger Station CAMPUS	City Office/Work Yard/Oper.	Park And Recreation	2002	296	\$29,218	\$86,281	34%	Poor
010354 - Fire Station 24 CAMPUS	Semi-Public Facility	Fire-Rescue	1993	8,258	\$2,202,711	\$6,944,730	32%	Poor
010361 - Park, Memorial Skateboard Entrance Kiosk CAMPUS	Public Facility	Park And Recreation	2004	120	\$18,893	\$45,197	42%	Poor
010454 - Park, Nobel Athletic Area and Comfort Station CAMPUS	Public Facility	Park And Recreation	1990	342	\$47,662	\$145,059	33%	Poor
010524 - NTC Park Comfort Station II CAMPUS	Public Facility	Park And Recreation	1965	3,400	\$1,046,205	\$1,635,230	64%	Poor
010563 - Entry Building CAMPUS	Semi-Public Facility	Park And Recreation	1999	320	\$59,539	\$201,587	30%	Poor
010594 - Quivira Basin Police Trailer CAMPUS	City Office/Work Yard/Oper.	Police	2000	800	\$50,924	\$151,152	34%	Poor
010617 - El Cuervo Adobe Ruins	Public Facility	Park And Recreation	1980	2,120	\$47,401	\$86,157	55%	Poor
30001219 - Old SDDPC Building 1 South CAMPUS	City Office/Work Yard/Oper.	Information Technology	1985	42,000	\$17,756,737	\$25,993,800	68%	Poor
30001220 - Old SDDPC Building 2 North CAMPUS	City Office/Work Yard/Oper.	Information Technology	1983	42,370	\$16,969,231	\$33,190,540	51%	Poor
30001252 - Employment Center, Pacific CAMPUS	Public Facility	Real Estate Assets	1980	5,000	\$1,765,222	\$2,545,900	69%	Poor

FACILITY SYSTEM & SUB-SYSTEM LIFE CYLES (USEFUL LIFE)

In addition to identifying the backlog of maintenance and capital or the 506 City-Occupied general fund facilities, an additional goal of the project was to identify and forecast future capital renewal for 20 years. Previous sections of this report focused primarily on the current maintenance and capital backlog. In this section we will address both the current calendar year 2015 maintenance and capital backlog and also project future capital renewal which is based on the remaining useful life of facility systems, sub-systems, and equipment that are expected to expire during the calendar years of 2016 to 2035. These projections are based on either the assessor's determination on the remaining useful life of the facility system, sub-system, or equipment, or they are based on linear straight line calculation using the chronological age and remaining useful life of the system, sub-system, or equipment. Average useful life expectations were derived from the Building Owners and Managers Association (BOMA) International standards for facility system useful life expectations.



Facility 10370 – South Village Neighborhood Park Comfort Station

Almost all facility systems, sub-systems, and equipment have an expected useful life. Some of these have a longer useful life than others. An example of this can be made when we compare the expected useful life of a concrete foundation (100 years) with a single-ply rubber membrane roof covering (15 years). When determining the expected useful life of a facility the typical approach is to determine the expected useful life of the facility systems, sub-systems, and equipment (HVAC, Electrical, etc.) and then average the life cycles of them to achieve an average useful life for the facility. In the facility management industry, the average useful life of facility systems and sub-systems is estimated to be around 40 to 60 years. These figures are generalizations but are generally accepted for planning purposes. During the course of the assessment each assessor determined if a facility system, sub-system, or piece of equipment should be repaired or replaced based on its overall physical condition, age, and estimated remaining useful life. The table below depicts the standard useful life expectations for facility systems and sub-systems included in the assessment along with priorities of the facility service levels.

Table 8. Facility Condition Assessment Building System Average Useful Life

System Code	System	Sub System	Sub System Code	Category	Priority	Estimated Useful Life
A10	FOUNDATIONS	Standard Foundations	A1010	Architectural	Level 2 Deterioration	50 - 100
A10	FOUNDATIONS	Special Foundations	A1020	Architectural	Level 2 Deterioration	20 - 100
A10	FOUNDATIONS	Slab on Grade	A1030	Architectural	Level 2 Deterioration	100
A20	BASEMENT CONSTRUCTION	Basement Excavation	A2010	Architectural	Level 2 Deterioration	100
A20	BASEMENT CONSTRUCTION	Basement Walls	A2020	Architectural	Level 2 Deterioration	100
B10	SUPERSTRUCTURE	Floor Construction	B1010	Architectural	Level 2 Deterioration	20 - 200
B10	SUPERSTRUCTURE	Roof Construction	B1020	Architectural	Level 2 Deterioration	15 - 100
B20	EXTERIOR ENCLOSURE	Exterior Walls	B2010	Architectural	Level 2 Deterioration	5 - 100

Table 8. Facility Condition Assessment Building System Average Useful Life

System Code	System	Sub System	Sub System Code	Category	Priority	Estimated Useful Life
B20	EXTERIOR ENCLOSURE	Exterior Windows	B2020	Architectural	Level 2 Deterioration	25 - 100
B20	EXTERIOR ENCLOSURE	Exterior Doors	B2030	Architectural	Level 2 Deterioration	15 - 200
B30	ROOFING	Roof Coverings	B3010	Architectural	Level 2 Deterioration	5 - 75
C10	INTERIOR CONSTRUCTION	Partitions	C1010	Architectural	Level 3 Appearance	25 - 750
C10	INTERIOR CONSTRUCTION	Interior Doors	C1020	Architectural	Level 3 Appearance	25 - 200
C10	INTERIOR CONSTRUCTION	Fittings	C1030	Architectural	Level 3 Appearance	20 - 200
C20	STAIRS	Stair Construction	C2010	Architectural	Level 2 Deterioration	25 - 100
C20	STAIRS	Stair Finishes	C2020	Architectural	Level 3 Appearance	10 - 75
C30	INTERIOR FINISHES	Wall Finishes	C3010	Architectural	Level 3 Appearance	10 - 20
C30	INTERIOR FINISHES	Floor Finishes	C3020	Architectural	Level 2 Deterioration	10 - 20
C30	INTERIOR FINISHES	Ceiling Finishes	C3030	Architectural	Level 3 Appearance	10 - 25
D10	CONVEYING	Elevators and Lifts	D1010	Mechanical	Level 1 Operations Impacts	20 - 200
D10	CONVEYING	Escalators and Moving Walks	D1020	Mechanical	Level 1 Operations Impacts	15
D10	CONVEYING	Other Conveying Systems	D1090	Mechanical	Level 1 Operations Impacts	30
D20	PLUMBING	Plumbing Fixtures	D2010	Plumbing	Level 2 Deterioration	10 - 30
D20	PLUMBING	Domestic Water Distribution	D2020	Plumbing	Level 1 Operations Impacts	20 - 30
D20	PLUMBING	Sanitary Waste	D2030	Plumbing	Level 1 Operations Impacts	20 - 30
D20	PLUMBING	Rain Water Drainage	D2040	Plumbing	Level 2 Deterioration	15 - 30
D20	PLUMBING	Other Plumbing Systems	D2090	Plumbing	Level 2 Deterioration	15 - 30
D30	HVAC	Energy Supply	D3010	Mechanical	Level 2 Deterioration	20 - 30
D30	HVAC	Heat Generating Systems	D3020	Mechanical	Level 1 Operations Impacts	30 - 50
D30	HVAC	Cooling Generating Systems	D3030	Mechanical	Level 1 Operations Impacts	15 - 30
D30	HVAC	Distribution Systems	D3040	Mechanical	Level 1 Operations Impacts	15 - 30
D30	HVAC	Terminal and Package Units	D3050	Mechanical	Level 1 Operations Impacts	15 - 30

Table 8. Facility Condition Assessment Building System Average Useful Life

System Code	System	Sub System	Sub System Code	Category	Priority	Estimated Useful Life
D30	HVAC	Controls and Instrumentation	D3060	Mechanical	Level 1 Operations Impacts	20
D30	HVAC	Other HVAC Systems	D3090	Mechanical	Level 1 Operations Impacts	20
D40	FIRE PROTECTION	Sprinklers	D4010	Mechanical	Level 1 Operations Impacts	20 - 40
D40	FIRE PROTECTION	Standpipes	D4020	Mechanical	Level 1 Operations Impacts	30
D40	FIRE PROTECTION	Other Fire Protection Systems	D4090	Architectural	Level 1 Operations Impacts	10 - 30
D50	ELECTRICAL	Electrical Service Distribution	D5010	Mechanical	Level 1 Operations Impacts	25 - 30
D50	ELECTRICAL	Lighting and Branch Wiring	D5020	Mechanical	Level 1 Operations Impacts	25 - 30
D50	ELECTRICAL	Communications and Security	D5030	Mechanical	Level 1 Operations Impacts	10 - 200
D50	ELECTRICAL	Other Electrical/Generator	D5090	Mechanical	Level 1 Operations Impacts	20 - 30
E10	EQUIPMENT	Commercial Equipment	E1010	Architectural	Level 2 Deterioration	10 - 20
E10	EQUIPMENT	Institutional Equipment	E1020	Architectural	Level 2 Deterioration	20 - 30
E10	EQUIPMENT	Vehicular Equipment	E1030	Architectural	Level 2 Deterioration	20 - 30
E10	EQUIPMENT	Other Equipment	E1090	Architectural	Level 3 Appearance	15 - 50
E20	FURNISHINGS	Fixed Furnishings	E2010	Architectural	Level 3 Appearance	20 - 30
F10	SPECIAL CONSTRUCTION	Special Structures	F1010	Architectural	Level 2 Deterioration	20 - 75
G10	SITE PREPARATIONS	Site Earthwork	G1030	Site	Level 2 Deterioration	100
G20	SITE IMPROVEMENTS	Roadways	G2010	Site	Level 2 Deterioration	30 - 50
G20	SITE IMPROVEMENTS	Parking Lots	G2020	Site	Level 2 Deterioration	30 - 200
G20	SITE IMPROVEMENTS	Pedestrian Paving	G2030	Site	Level 2 Deterioration	30 - 200
G20	SITE IMPROVEMENTS	Site Development	G2040	Site	Level 2 Deterioration	30 - 200
G20	SITE IMPROVEMENTS	Landscaping	G2050	Site	Level 3 Appearance	10
G30	SITE CIVIL/MECHANICAL UTILITIES	Water Supply	G3010	Site	Level 2 Deterioration	50
G30	SITE CIVIL/MECHANICAL UTILITIES	Sanitary Sewer	G3020	Site	Level 2 Deterioration	30 - 50

Table 8. Facility Condition Assessment Building System Average Useful Life

System Code	System	Sub System	Sub System Code	Category	Priority	Estimated Useful Life
G30	SITE CIVIL/MECHANICAL UTILITIES	Storm Sewer	G3030	Site	Level 2 Deterioration	50
G30	SITE CIVIL/MECHANICAL UTILITIES	Heating Distribution	G3040	Site	Level 1 Operations Impacts	30
G30	SITE CIVIL/MECHANICAL UTILITIES	Cooling Distribution	G3050	Site	Level 1 Operations Impacts	30
G30	SITE CIVIL/MECHANICAL UTILITIES	Fuel Distribution	G3060	Site	Level 1 Operations Impacts	50
G40	SITE ELECTRICAL UTILITIES	Electrical Distribution	G4010	Site	Level 1 Operations Impacts	30
G40	SITE ELECTRICAL UTILITIES	Site Lighting	G4020	Site	Level 1 Operations Impacts	30
G40	SITE ELECTRICAL UTILITIES	Site Communications and Security	G4030	Site	Level 1 Operations Impacts	10 - 15
G90	OTHER SITE CONSTRUCTION	Service and Pedestrian Tunnels	G9010	Site	Level 2 Deterioration	100
G90	OTHER SITE CONSTRUCTION	Other Site Construction	G9090	Site	Level 2 Deterioration	20 - 50

The table above illustrates that some facility systems and sub-systems have a much greater life cycle than others. As can be expected, some systems and sub-systems will experience greater wear than others, such as the wall finishes when compared to ceiling finishes, which will require renewal sooner and more frequently. The goal of projecting future capital renewal funding is to provide the City a long-range forecast of the future capital renewal for each facility based on the current age, condition, and the estimated remaining useful life of the facility systems and sub-systems. This is a very common approach used in long-range facility planning and asset management. Using this approach, the City can generally expect to know how much and when to budget for renewal of the facilities.

In addition to the facility system and sub-system life cycles, specific equipment life cycles were developed to recognize that equipment life cycles are generally shorter than the facility system to which they belong. Detailed in the table below are equipment life cycles along with priority for the facility service levels included in the assessment.

Table 9. Equipment Life Cycles

Equipment	Priority	Estimated Useful Life
Air Cooled Condensing Units	Level 1 Operations Impacts	15 - 30
Air Handling Units	Level 1 Operations Impacts	18 - 48
Apparatus Doors (Fire Stations Only)	Level 2 Deterioration	10 - 40

Table 9. Equipment Life Cycles

Equipment	Priority	Estimated Useful Life
Asphalt Shingles	Level 2 Deterioration	15 - 30
Automatic Transfer Switch	Level 1 Operations Impacts	25 - 48
Boilers	Level 1 Operations Impacts	20 - 30
Boilers	Level 2 Deterioration	25 - 30
Built up Roof	Level 2 Deterioration	15 - 25
Chilled Water Pumps	Level 1 Operations Impacts	25 - 48
Chillers	Level 1 Operations Impacts	20 - 30
Clay Tile Roof	Level 2 Deterioration	20 - 75
Concrete Tile Roof	Level 2 Deterioration	40 - 50
Cooling Tower Water Pumps	Level 1 Operations Impacts	25 - 30
Cooling Towers	Level 1 Operations Impacts	18 - 30
Disconnect Switch	Level 1 Operations Impacts	30 - 53
Domestic Water Pumps	Level 1 Operations Impacts	25 - 30
Electrical Panel	Level 1 Operations Impacts	15 - 30
Elevators	Level 1 Operations Impacts	20 - 50
Energy Management System	Level 1 Operations Impacts	20 - 30
Escalators	Level 1 Operations Impacts	40
Evaporative Coolers	Level 1 Operations Impacts	15 - 25
Exhaust Fans	Level 1 Operations Impacts	20 - 53
Fan Coil Units	Level 1 Operations Impacts	18 - 30
Fire Alarm System	Level 1 Operations Impacts	10 - 26
Fire Suppression Controller	Level 1 Operations Impacts	15 - 33
Fire Suppression Dry/Chem.	Level 1 Operations Impacts	20 - 30
Fire Suppression Pumps	Level 1 Operations Impacts	15 - 33
Fire Suppression Valve	Level 1 Operations Impacts	15 - 40
Furnace, Electric	Level 1 Operations Impacts	18 - 30
Furnace, Gas	Level 1 Operations Impacts	15 - 30
Generators	Level 1 Operations Impacts	20 - 32
Gutters and Downspouts	Level 2 Deterioration	15 - 30
Heating Water Pumps	Level 1 Operations Impacts	25 - 30
Lift Stations	Level 1 Operations Impacts	25
Lift Stations	Level 2 Deterioration	20
Metal Panel Roof Systems HighSlope	Level 2 Deterioration	15 - 75
Metal Panel Roof Systems LowSlope	Level 2 Deterioration	20 - 75

Table 9. Equipment Life Cycles

Equipment	Priority	Estimated Useful Life
Modified Bitumen	Level 2 Deterioration	15 - 25
Motor Control Centers	Level 1 Operations Impacts	25 - 30
Other Roofing	Level 2 Deterioration	15 - 75
Package Units	Level 1 Operations Impacts	15 - 25
Pool Pump	Level 1 Operations Impacts	30
Pool Pump	Level 2 Deterioration	15 - 30
Security System	Level 1 Operations Impacts	10 - 26
Slate Roof	Level 2 Deterioration	75
Spray Polyurethane Foam	Level 2 Deterioration	10
Stove/Grill Exhaust Hood	Level 1 Operations Impacts	15 - 30
Synthetic Roof Coverings	Level 2 Deterioration	20
Thermoplastic Membrane	Level 2 Deterioration	20
Unit Heater	Level 1 Operations Impacts	15 - 30
Vehicle Exhaust System	Level 1 Operations Impacts	20 - 30
Walk-in Refrigerator Evaporator	Level 1 Operations Impacts	20
Water Heaters	Level 1 Operations Impacts	10 - 30
Wood Shingles	Level 2 Deterioration	20 - 30

PROJECTED MULTI-YEAR CAPITAL RENEWAL PROJECTIONS

To identify and forecast the multiyear capital renewal projections for the 506 City-Occupied general fund facilities assessed during the period of FY-2014 to FY-2016, the assessment teams were tasked with 3 things that are critical to meeting this project goal. They are:

- Identifying what systems, subsystems and equipment actually exist at a facility
- Estimating when the systems, sub-systems, and equipment were installed
- Forecasting how many years of useful life remain and when the system, subsystem or equipment would need complete replacement based on its current condition and remaining years of useful life.

The assessment teams then entered their findings into ALPHA's APPS software which compiles, stores, and produces the results. The results and findings of the assessment reveal the projected capital renewal for the period 2016 – 2035 for the 560 facilities assessed is estimated to be \$1,373,768,127. The estimated Grand Total of all **both current backlogs and the projected future capital renewal** for the calendar years 2015–2035 is \$2,151,971,656. The tables and charts below illustrate the total current backlog and projected capital renewal for the 560 City-Occupied general fund facilities for the years 2015 to 2035.

Table 10. Current Backlog and Multi-Year Capital Renewal Projections

(Please see the following page)

Table 10. Current Backlog & Multi-Year Capital Renewal Projections

System	Sub System	Current Backlog 2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
BASEMENT CONSTRUCTION	Basement Walls	43,094																				
	Total	43,094																				
CONVEYING	Elevators and Lifts	30,466,247		21,800,511		2,705,775	21,258,155		1,892,772	264,597		16,061,221	290,272	18,178	56,704	26,092	473,992	18,053	373,836	2,172,454	2,287,951	511,578
	Escalators and Moving Walks													1,447,383								
	Other Conveying Systems	497,931					410,860															
	Total	30,964,178		21,800,511		2,705,775	21,669,015		1,892,772	264,597		16,061,221	290,272	1,465,561	56,704	26,092	473,992	18,053	373,836	2,172,454	2,287,951	511,578
ELECTRICAL	Communications and Security	18,276,503	55,679	5,273,652	254,357	1,880,987	16,341,649	357,144	2,719,282	61,473	36,321	128,344	22,415	47,608	12,161	17,856					101,859	60,239
	Electrical Service Distribution	24,677,143	6,858,642	12,988,789	673,925	2,014,141	3,920,153	1,585,129	1,328,422	2,113,201	817,488	2,116,425	1,367,879	784,693	498,132	2,207,227	1,560,659	407,324	1,221,794	1,040,246	2,443,622	2,187,836
	Lighting and Branch Wiring	51,839,644	1,520,156	41,179,137	2,835,198	9,510,300	2,733,165	3,341,935	3,873,736	6,596,017	40,555,762	5,629,210	946,133	4,770,501	2,486,391	5,817,328	82,894,094	951,477	4,742,918	4,115,493	7,625,171	9,860,478
	Other Electrical/Generator	5,815,445	88,077	47,021	82,497		2,515,112	36	83,057	1,111,789	73,228	337,004	360,444	495,967	29,315	22,156	61,028	348,643	1,608,352	107,953	61,285	13,004
	Total	100,608,735	8,522,553	59,488,598	3,845,977	13,405,428	25,510,079	5,284,243	8,004,497	9,882,481	41,482,799	8,210,984	2,696,870	6,098,770	3,025,999	8,064,567	84,515,781	1,707,444	7,573,063	5,263,693	10,231,937	12,121,556
EQUIPMENT	Commercial Equipment	1,271,243				37,237	1,106,889		22,436			17,657	54,250	16,355		9,075						
	Institutional Equipment	2,423,346	445,646	388,627	118,071	837,257	210,341		306,216	739,744		552,900	76,736						1,204,714			
	Other Equipment	2,644,170	20,327	9,253		444,903	203,754			82,133	834,888	20,421		69,610		735,628						
	Vehicular Equipment	2,389,131		67,794		38,460	3,674,820							1,226,245	27,534		429,915		113,959			
	Total	8,727,890	465,973	465,674	118,071	1,357,857	5,195,804		328,651	821,877	834,888	590,978	130,985	1,312,210	27,534	744,703	429,915		1,318,673			
EXTERIOR ENCLOSURE	Exterior Doors	10,668,722	283,994	460,732	77,192	2,916,182	362,977	84,324	76,081	424,078	2,751,533	556,519	489,236	1,088,111	1,020,281	435,422	599,771	245,852	947,526	1,263,312	993,162	1,511,702
	Exterior Walls	2,592,459																				
	Exterior Windows	49,471,584	308,671	255,403	47,573	3,403,349	288,270	61,955	103,026	1,738,315	80,526,175	1,544,906	728,958	54,371	1,268,344	454,503	59,824	1,200,533	809,574	2,210,189	1,366,386	1,779,548
	Total	62,732,764	592,665	716,134	124,765	6,319,531	651,247	146,279	179,107	2,162,393	83,277,708	2,101,425	1,218,194	1,142,481	2,288,625	889,925	659,595	1,446,385	1,757,100	3,473,501	2,359,547	3,291,249
FIRE PROTECTION	Other Fire Protection Systems	119,728	4,403			46,725			38,142	294,838			26,863	26,706			10,757		62,102			
	Sprinklers	8,013,316	95,623	8,642,742	127,839	1,048,690	119,084	1,055,374	792,808	1,378,144	14,456,402	1,997,737	815,677	1,773,470	506,661	1,087,238	4,707,907	533,292	880,699	686,258	1,153,568	2,104,684
	Standpipes	508,500		682,571		367,060		137,733		89,812	1,761,593			95,031	7,824	73,428		2,046			7,414	53,251
	Total	8,641,543	100,027	9,325,313	127,839	1,462,474	119,084	1,193,108	830,950	1,762,794	16,217,995	1,997,737	842,540	1,895,207	514,485	1,160,665	4,718,665	535,338	942,801	686,258	1,160,982	2,157,935
FOUNDATIONS	Slab on Grade	223,102																				
	Special Foundations	7,500																				
	Standard Foundations	59,208																				
	Total	289,810																				
FURNISHINGS	Fixed Furnishings	9,275,238	315,804		142,156	2,637,093	851,695		274,118	164,601	1,447,566	1,406,832	49,862	1,295,040		1,624,957			1,634,186			
	Total	9,275,238	315,804		142,156	2,637,093	851,695		274,118	164,601	1,447,566	1,406,832	49,862	1,295,040		1,624,957			1,634,186			
HVAC	Controls and Instrumentation	2,437,124	289,619	340,549	11,250	2,187,080	4,434,519		5,255,243	435,256	869,177			1,271,715	119,499	1,049,864	96,922		30,443,441			
	Cooling Generating Systems	14,821,411		5,812,571	80,805			133,017		2,247,884			2,330,228	326,922	100,225	581,505	1,208,212		1,294,486	3,126,262	2,388,413	243,824
	Distribution Systems	47,998,988	401,712	24,088,718	192,725	2,784,184	5,877,371	1,010,967	736,308	952,386	731,914	3,001,434	1,338,065	1,576,431	529,691	2,561,160	2,067,806	464,497	2,918,140	1,546,461	4,161,337	2,449,320
	Energy Supply	1,514,573	111,326	621,743		674,899	107,352	303,088	148,880	359,620	14,996	33,520	189,697	44,915	24,403	66,482	428,583	112,823	16,983	39,764	524,086	240,939
	Heat Generating Systems	4,546,808		1,963,314	4,745		241,605			39,550		7,848,204		50,612	37,087	27	1,267,630	11,421	122,472	243,718	412,470	
	Other HVAC Systems	1,260																				283,907
	Terminal and Package Units	96,793,320	1,894,637	2,504,514	3,208,752	15,363,681	7,889,449	7,981,029	46,165,012	5,416,897	7,102,402	4,318,808	1,534,574	6,617,342	2,324,888	10,566,326	4,587,240	211,000	452,902	84,574	63,072	58,455
	Total	168,113,484	2,697,294	35,331,409	3,498,278	21,009,844	18,550,296	9,428,101	52,305,443	9,451,592	8,718,489	15,201,966	5,392,564	9,887,939	3,135,794	14,825,364	9,656,393	799,741	35,248,424	5,040,780	7,549,379	3,276,445
INTERIOR CONSTRUCTION	Fittings	10,459,307	310,136	196,485	194,968	5,838,964	850,715	35,169	1,451,357	142,985	1,507,130	1,066,025	278,497	509,625	6,815	781,157	521,346	79,093	2,863,297	198,356	150,127	103,760

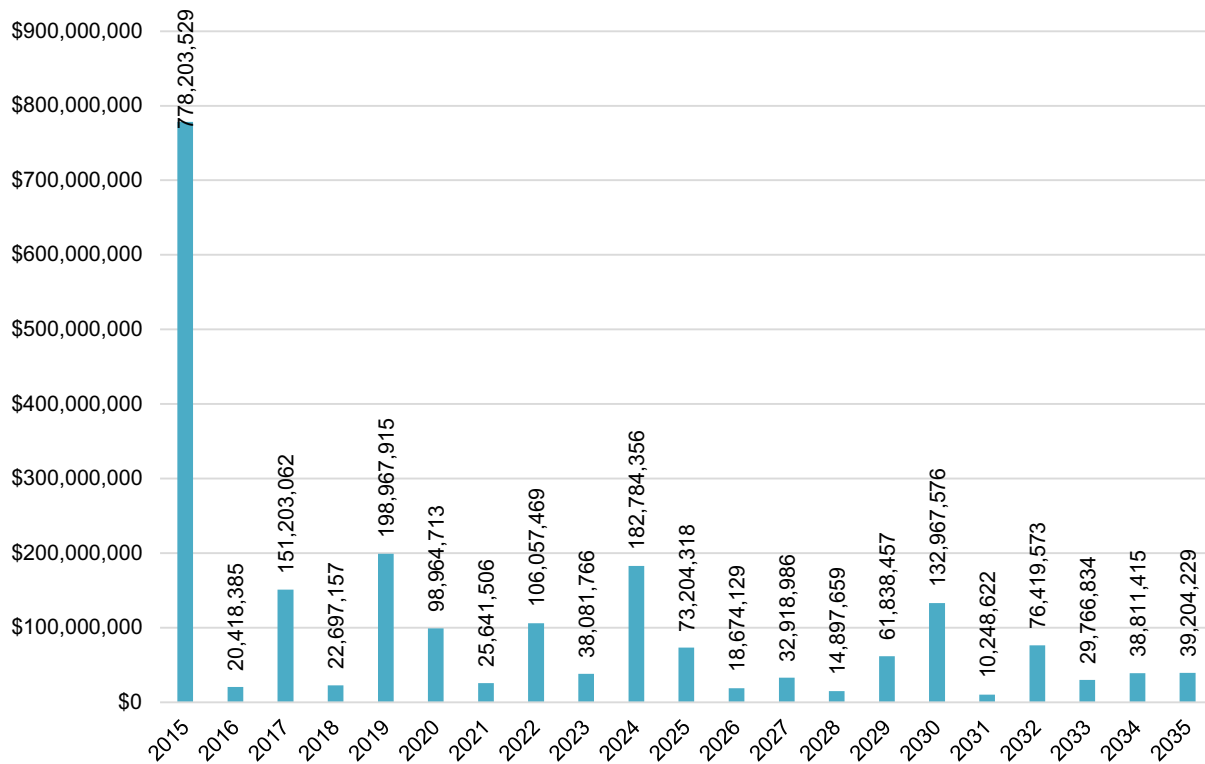
Table 10. Current Backlog & Multi-Year Capital Renewal Projections

System	Sub System	Current Backlog 2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Interior Doors	35,945,035	1,508,943	9,209,873	1,693,035	23,962,716	922,376	526,099	1,933,318	1,468,558	2,850,411	2,486,165	1,612,025	1,016,815	720,274	4,666,535	3,175,200	290,200	632,760	615,054	6,707,258	1,748,398
	Partitions	4,921,555		236,691	12,324	612,749		690,685	4,327,980	977,594		197,020	248,019	11,200	195,529	3,729,717	666,691	1,166,598	876,443	302,575	268,693	1,073,015
	Total	51,325,897	1,819,078	9,643,049	1,900,327	30,414,429	1,773,091	1,251,952	7,712,654	2,589,138	4,357,541	3,749,210	2,138,541	1,537,640	922,619	9,177,408	4,363,237	1,535,890	4,372,501	1,115,985	7,126,079	2,925,172
INTERIOR FINISHES	Ceiling Finishes	74,482,556	1,319,231	1,738,734	2,975,222	40,573,728	4,076,540	2,359,622	870,597	1,201,167	3,109,278	3,868,797	870,541	425,985	1,587,375	6,648,611	3,864,740	993,079	3,865,943	869,195	2,967,138	1,626,146
	Floor Finishes	112,481,684	545,223	2,041,163	310,563	24,484,202	3,954,515	555,345	16,205,313	1,462,643	1,071,876	348,288										
	Wall Finishes	16,788,592	109,966	430,403	40,134	9,980,385	1,314,829	196,000	2,809,901	80,525	268,948	270,357							8,955			
	Total	203,752,832	1,974,420	4,210,300	3,325,918	75,038,316	9,345,884	3,110,967	19,885,811	2,744,335	4,450,101	4,487,442	870,541	425,985	1,587,375	6,648,611	3,864,740	993,079	3,874,898	869,195	2,967,138	1,626,146
OTHER SITE CONSTRUCTION	Other Site Construction					17,140																
	Total					17,140																
PLUMBING	Domestic Water Distribution	16,768,577	1,448,927	3,432,087	1,003,071	7,293,733	1,314,023	1,979,681	2,530,473	2,538,589	2,682,858	2,808,621	1,658,380	1,297,774	796,987	3,649,934	3,888,771	376,686	677,935	292,528	1,682,980	2,279,938
	Other Plumbing Systems	2,927,641			543,345	438,364	83,411		775,250	493,124	44,037				28,636	532,090	1,003,144			17,748	683,225	28,270
	Plumbing Fixtures	24,029,223	988,906	803,425	1,892,066	9,331,595	1,124,953	792,800	2,122,036	872,658	13,525,270	2,695,218	544,667	2,111,054	875,463	1,953,867	12,687,210	711,715	1,080,956	757,622	859,095	4,510,864
	Rain Water Drainage	3,702,438	137,057	951,394	346,240	499,709		230,497	220,139	259,767	140,943	997,758	39,154	252,470	190,739	291,986	2,479,774	38,282	128,110	151,837	70,506	341,066
	Sanitary Waste	6,040,532	226,038	130,459	312,047	2,786,338	292,475	375,006	620,328	422,072	375,302	1,926,694	485,425	755,831	313,171	606,668	722,315	165,085	204,451	72,009	299,115	746,757
	Total	53,468,412	2,800,929	5,317,366	4,096,769	20,349,738	2,814,863	3,377,985	6,268,225	4,586,210	16,768,410	8,428,291	2,727,626	4,417,128	2,204,996	7,034,544	20,781,214	1,291,767	2,091,451	1,291,744	3,594,920	7,906,895
ROOFING	Roof Coverings	38,368,786	518,767	369,014	2,823,441	8,576,524	10,137,741	606,222	2,769,383	1,641,962	4,452,537	3,150,585	903,609	2,509,996	385,497	6,174,622	1,088,630	1,643,773	16,207,743	6,882,569	403,505	1,238,586
	Total	38,368,786	518,767	369,014	2,823,441	8,576,524	10,137,741	606,222	2,769,383	1,641,962	4,452,537	3,150,585	903,609	2,509,996	385,497	6,174,622	1,088,630	1,643,773	16,207,743	6,882,569	403,505	1,238,586
SITE CIVIL/MECHANICAL UTILITIES	Fuel Distribution	96,995			9,927	111,873	4,389	4,255	168,755	6,181	3,322		14,806	5,560	872	2,587	2,609	1,769	5,748	35,086	17,702	2,146
	Sanitary Sewer	867,361	1,557	407	34,264	458,178	403,264	24,917	546,510	24,463	10,568	6,532	75,676	23,657	31,221	23,836	35,537	5,629	32,078	131,058	56,323	131,533
	Storm Sewer	288,371			17,411	187,069	1,356		6,695	2,191	18,117		10,578			10,301	13,712		84,021		9,628	
	Water Supply	378,712	667	174	15,478	256,368	174,184	3,562	227,251	27,586	4,529	2,799	34,356	8,240	3,172	10,216	15,230	2,413	11,069	55,098	24,139	78,015
	Total	1,631,438	2,225	581	77,080	1,013,488	583,193	32,734	949,210	60,420	36,537	9,331	135,416	37,456	35,266	46,940	67,088	9,811	48,895	305,262	107,792	211,693
SITE ELECTRICAL UTILITIES	Electrical Distribution	4,848,801	265,575	1,338,576	335,121	1,562,846	325,770	281,996	567,982	491,068	308,885	3,039,291	236,229	210,381	220,725	609,137	469,329	76,905	208,414	263,167	136,291	527,025
	Site Communications and Security	1,590,665	15,445	69,081	60,033	71,633	5,905	5,518	808,258	7,525		29,974										
	Site Lighting	2,773,726	164,257	1,840,692	520,886	2,103,265	133,570	306,122	276,222	755,467		2,741,037	293,309	254,633	287,264	670,559	1,120,865	75,686	206,364	231,746	370,586	887,529
	Total	9,213,192	445,277	3,248,349	916,041	3,737,743	465,245	593,637	1,652,462	1,254,060	308,885	5,810,302	529,538	465,014	507,989	1,279,696	1,590,194	152,592	414,778	494,913	506,877	1,414,554
SITE IMPROVEMENTS	Landscaping	2,883,081	18,343	78,490	5,685	1,595,856	165,786	2,395	481,115			465,174										1,945
	Parking Lots	7,857,968			75,099	1,529,529		63,665	477,475	117,498	131,309	36,748	146,389	89,156		130,330	137,148	35,501	3,664	782,121	28,322	571,674
	Pedestrian Paving	6,675,066	4,893	18,596	123,041	1,894,373	588,591	113,712	99,923	107,694	53,952	377,543	259,387	67,789	26,962	60,175	92,381	9,365	18,751	730,270	207,267	645,428
	Roadways	2,167,314		1,905	117,268	305,954		25,646	367,084				142,928	19,802		38,191	18,516		3,559	504,569	40,124	200,740
	Site Development	5,535,648	140,139	1,133,672	892,168	4,078,316	406,905	353,386	455,185	314,647	216,257	845,877	133,214	251,813	177,813	241,973	460,709	67,905	150,610	153,520	237,650	475,910
	Total	25,119,078	163,375	1,232,663	1,213,261	9,404,027	1,161,283	558,804	1,880,782	539,839	401,518	1,725,342	681,918	428,560	204,775	470,668	708,754	112,771	176,584	2,170,480	515,307	1,893,752
SITE PREPARATIONS	Site Earthwork	67,632																				
	Total	67,632																				
SPECIAL CONSTRUCTION	Special Structures	915,292			487,235	30,389	35,356										49,378					
	Total	915,292			487,235	30,389	35,356										49,378					
STAIRS	Stair Construction	1,331,735				298,712			1,123,403	138,352	12,906	82,648	57,154			2,806,630						453,800
	Stair Finishes	2,173,131		54,103		1,189,408	100,838	57,474		17,115	16,477	190,023	8,497			863,065		1,978	384,641			174,866

Table 10. Current Backlog & Multi-Year Capital Renewal Projections

System	Sub System	Current Backlog 2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
	Total	3,504,866		54,103		1,488,120	100,838	57,474	1,123,403	155,466	29,383	272,671	65,651			3,669,695		1,978	384,641			628,666	
SUPERSTRUCTURE	Floor Construction	240,964																					
	Roof Construction	1,198,403																					
	Total	1,439,368																					
Grand Total		778,203,529	20,418,385	151,203,062	22,697,157	198,967,915	98,964,713	25,641,506	106,057,469	38,081,766	182,784,356	73,204,318	18,674,129	32,918,986	14,897,659	61,838,457	132,967,576	10,248,622	76,419,573	29,766,834	38,811,415	39,204,229	

Figure 6. Current Backlog & Multi-Year Capital Renewal Projections – City Occupied Facilities



Note: It is not industry best management practice for agencies to improve existing facilities to a FCI of 0 or complete the entire backlog. Adopting an appropriate service level defines the FCI target for the portfolio.

Multi-Year Capital Renewal Schedule

The Multi-Year Capital Renewal Schedule is intended to provide the City a snap shot of both the current maintenance and capital backlogs and the future projected capital renewal by **building system** for 20 years. The schedule includes the current maintenance and capital backlogs and multi-year projected capital renewal identified starting at the beginning of the project in calendar year 2015. Those figures also include Multi-Year Capital Renewal Schedule for calendar years 2015 to 2035. Information in the multi-year capital renewal schedule comes directly from and is produced by ALPHA's APPS database and software. The Multi-Year Capital Renewal Schedule is provided in **Appendix D**.



Facility 010391 - Serra Mesa - Kearny Mesa Library

CITY OF SAN DIEGO CONCLUSIONS & RECOMMENDATIONS

Conclusions

The approach and methods used in conducting this Facility Condition Assessment (FCA) are typical for this type of project. Standard techniques for information gathering, data collection, and data entry were used. Routine meetings were held with the City and the assessment teams to discuss progress and to resolve any problems or issues that arose. As with any project of this magnitude and complexity, adjustments and corrections to the means and methods being used were identified and implemented as the work progressed. Most of these were resolved during the course of the data collection and data entry and also through the draft report submittals for the individual facilities. The results and findings of this report represent the field data collection and data entry work of the assessment teams. Data compilations and reporting is produced from the assessor's data entry and ALPHA's APPS data base and software.



Facility 010391 - Serra Mesa - Kearny Mesa Library

As revealed in previous sections of this document, the assessment teams assessed 560 City-Occupied general fund facilities totaling 4,655,255 gross square feet with an estimated Plant Replacement Value (PRV) of \$3,120,936,506 which equated to an estimated replacement cost of \$670.41 per square foot. A total of 8,962 maintenance and capital backlog totaling \$778,203,529 were identified by the assessment teams producing a Facility Condition Index (FCI) of 25% for the facilities assessed in FY-2014 to FY-2016. Of these figures, \$13,588,961 is considered maintenance backlog and \$764,614,568 is considered capital backlog. Detailed below is the FCI formula and condition rating method used throughout this report and a summary of condition findings by asset function for the facilities assessed.

$$\text{City of San Diego FCI} = \left(\frac{\text{Cost of Maintenance Backlog} + \text{Capital Backlog}}{\text{Plant Replacement Value (PRV)}} \right)$$

- Condition Ratings
- Good = 0% - 20%
 - Fair = 21% - 29%
 - Poor = ≥ 30%

Dividing the estimated maintenance and capital backlog cost by the estimated plant replacement value (PRV) the Facility Condition Index (FCI) for this group of facilities is 25%, indicating the group of facilities is in overall Fair condition. Of the 560 facilities assessed, 241 received a condition rating of Good (0% - 20%), 90 received a condition rating of Fair (21% - 29%) and 229 received a condition rating of Poor (30% or greater).

In addition to the current (2015) maintenance and capital backlog of \$778,203,529 additional projected future capital renewal of \$1,373,768,126 for the calendar years 2016 to 2035 is identified for building systems and equipment that will reach the end of their expected useful-life cycles in that time frame. The estimated grand total of both the current (2015) maintenance and capital backlog and the projected capital renewal for the 20-year calendar period of 2016 to 2035 is \$2,151,971,654 as of the date of this report.

The overall finding of a Poor condition is indicative of facilities systems, subsystems, and equipment that have either surpassed or reached the end of their expected useful life and underresourcing of operations and maintenance programs. Detailed in the **Table #11** below is a summary breakdown of the facilities assessed to be in Poor condition by occupancy.

Table 11. Summary of Facilities In Poor Condition By Occupancy

FCI Range (Poor)	Occupancy	# Facilities In Poor Condition	Maintenance & Capital Backlog For Facilities in Poor Condition	Percentage of FY-2016 Total Backlog \$778,203,529
30% - 49%	City	132	\$266,852,799	34.3%
≥ 50%	City	97	\$286,636,276	38.6%
		229	\$553,489,076	71.1%

A closer look at the condition of each of the various facility types reveal there are 229 facilities, or 40.9% of the 560 facilities assessed, that are currently in Poor condition. Ninety seven (97) of these are facilities where the maintenance and capital backlog is 50% or greater than the plant replacement value. All of the facilities found to be in Poor condition will require urgent and focused efforts to resolve the impacts these facilities may have on the City.

While the findings in this report point to the significant need for action, especially with the facilities in poor condition, it must be said that the results and findings on the condition of the facility **systems, sub-systems, and equipment** did not produce any abnormal findings with these aged public facilities. When you consider the overall average age of 34 years for the facilities and their systems, sub-systems, and equipment, and compare this to the average useful life of 40 to 50 years for the typical facility, the condition-based results in this report are consistent with what can be expected with facilities in the late fourth quarter of their expected useful life. A majority of the repairs and replacements were found with the building interiors, primarily the finish systems and with the expensive service systems such as HVAC and Electrical. These are common results found on facility systems that have even a shorter useful life of between 10 to 30 years and also experience the most direct use and daily wear and tear.



009881 - Fire Station 42

Recommendations

The results and findings of this Facility Condition Assessment (FCA) reveal the need to develop an action plan to resolve conditions found with the facilities in Poor condition and to develop a minimally acceptable and sustainable level of facility condition. Significant funding and other resources over the calendar period of 2015 – 2035 are urgently needed and the City must establish the guidance and path to meet the funding challenges detailed in this report

As mentioned, the primary goal of the FCA was first, to identify and estimate the backlog of maintenance and capital backlog within the 560 City-Occupied general fund facilities and second, to forecast future capital renewal for planning purposes for a 20 year period. This report is only the beginning of the process in establishing an action plan to improve facility conditions in the City.

Some recommendations for establishing an action plan and next steps are provided below.

Recommendation #1

Develop an action and resolution plan to alleviate the conditions associated with some or all of the facilities found to be in Poor condition. This plan should first determine if retaining or other disposition of a facility or group of facilities is in the best interest of the City. If the plan determines that retention of some facilities is needed, then meaningful efforts and resources to repair or replace the facility systems, sub-systems, and equipment must be made. If the plan determines that some facilities are no longer needed to meet the operational needs of the City, then a disposition plan to relieve the City of the operational and financial burden, and any potential liability or risk associated with the facility should be undertaken.

Recommendation #2

Establish and develop an action and funding plan that targets improving overall conditions for the City-Occupied facilities found to be in Poor condition. This plan should analyze consider the following data points:

- 1) **Asset Function.** Separate analysis will be needed for the three (3) asset functions for the City-occupied facilities. These include: Public, Semi-Public, and Offices / Work Yard / Operations facilities.
- 2) **Number of Facilities by Asset Function.** A separate count of the number of facilities that are in poor condition by asset function.
- 3) **Establish the FY-2016 Facility Condition Index (FCI).** This would be done using the FCI formula of divided the cost of maintenance and capital backlog needs by the Plant Replacement Value (PRV) for each asset function.
- 4) **Determine a targeted goal for an improved FCI.** Establish an improved target FCI which will establish a minimally acceptable and sustainable level of condition for each asset function.
- 5) **Reliability Levels.** Use the Reliability Level developed in this report to prioritize and estimate there investment funding necessary to achieve the improved target FCI.



Facility 900057 – Police Horse Patrol Training

- 6) **Determine the Reinvestment funding needed** to achieve the improved / target FCI for each asset function.
- 7) **Develop a Multi-Year Funding Plan.** This funding plan should provide funding in the amounts necessary to achieve the improved / targeted FCI within the time desired keeping in mind that facility condition continues to deteriorate over time.

In the simplest of terms, the purpose of Recommendation #2s to develop a method and means to identify the funding and other resources needed to improve the overall condition of the City-Occupied facilities within a specified period of time.

Recommendation #3

Funding of the backlog of maintenance and capital identified in this report is viewed as critical and essential in improving the current overall condition rating of the facilities. It is recommended the City determine a goal to improve overall conditions within the next 5 years. As mentioned in this report, serious action is needed to resolve the conditions associated with those facilities found to be in poor condition.

Recommendation #4

One of the primary reasons facilities fall into a state of disrepair is inadequate resources needed to perform proactive and preventative maintenance. The absence of preventative maintenance and the reliance on breakdown maintenance are significant contributing factors to the overall condition of any facility. In general, a high FCI is typically indicative of aging facilities and underresourcing of the facility maintenance and capital programs. It is recommended that the City establish a percentage of the Plant Replacement Value (PRV) allocated annually to normal facility operations and maintenance that will sustain a targeted level of overall facility condition throughout the facility portfolio.

Recommendation #5

Establish and maintain an active and ongoing program to annually assess and evaluate the condition of the City's facility assets on a recurring schedule. Proactive and ongoing assessments and evaluation of the facility assets are critical and required to effectively manage the facilities and limited resources. Without a proactive and ongoing assessment program, the City will be left to manage facility needs with outdated information. Industry standards generally recommend that one-third of the facility inventory be assessed annually.

In conclusion, the results, findings, and recommendations contained in this report and the individual assessment reports provide the source information needed to assist the City in making decisions to improve the overall condition of the facilities now and in the future. It is imperative and critical the City take the next steps of establishing a plan of action to reduce the current backlog of maintenance and capital.

APPENDIX A

Facilities Assessed And Standard FCI By Facility Number

APPENDIX A – List Of Facilities Assessed And Standard FCI By Facility Number- City-Occupied Facilities

Facility No.	Description	Address	District	Actual Assessed SF	Asset Function	Department	Asset Type	Year Built	Solar Survey	Accessibility Survey	Total Maintenance Backlog	Total Capital Backlog	Proposed Reinvestment Amount	Plant Replacement Value	Actual FCI	Proposed Goal FCI
Public Facilities																
010497	1 of 3 Balboa Park Information Kiosks	#Pan American Plaza	3	36	Public Facility	Park And Recreation	Kiosk	2010	No	No	0	0	0	3,179	0	15
010498	2 of 3 Balboa Park Information Kiosks	#Pan American Plaza	3	36	Public Facility	Park And Recreation	Kiosk	2010	No	No	0	0	0	6,876	0	15
010499	3 of 3 Balboa Park Information Kiosks	#Pan American Plaza	3	36	Public Facility	Park And Recreation	Kiosk	2010	No	No	0	0	0	5,832	0	15
010065	39th Street Neighborhood Park	3901- Adams Ave.	3	2,777	Public Facility	Park And Recreation	Comfort Station	1982	No	Yes	850	1,106,208	861,851	1,634,709	68	15
010263	Activity Center, Balboa Park	2145 Park Blvd.	3	32,800	Public Facility	Park And Recreation	Recreation Center	1999	Yes	No	9,341	3,193,791	123,212	20,532,800	16	15
000645	Balboa Park Club	2150 Pan American Rd. W.	3	24,309	Public Facility	Park And Recreation	Public Event Site	1947	Yes	No	407,319	2,331,986	396,088	15,621,450	18	15
TBD	Balboa Park Information Kiosk 4	Pan American Plaza	3	36	Public Facility	Park And Recreation	Kiosk	2010	No	No	0	0	0	7,033	0	15
TBD	Balboa Park Information Kiosk 5	Pan American Plaza	3	36	Public Facility	Park And Recreation	Kiosk	2010	No	No	0	0	0	7,033	0	15
010369	Balboa Park, Golf Course Comfort Station	2600 Golf Course Drive	3	1,380	Public Facility	Park And Recreation	Comfort Station	2005	No	No	0	0	0	531,176	0	15
010452	Beyer Blvd Comfort Station	2155 Beyer Blvd	8	405	Public Facility	Park And Recreation	Comfort Station	2007	No	No	0	2,681	0	177,917	2	15
010373	Breen Neighborhood Park Comfort Station	11103 Polaris Drive	6	1,300	Public Facility	Park And Recreation	Comfort Station	2005	No	No	6,690	51,977	0	569,426	10	15
010390	Cabrillo Heights Neighborhood Park, Comfort Station	8308 1/2 Hurlbut Street	7	681	Public Facility	Park And Recreation	Comfort Station	2005	No	No	2,012	21,466	0	264,187	9	15
010455	Camino Ruiz Neighborhood Park Comfort Station	11498 Camino Ruiz	6	1,440	Public Facility	Park And Recreation	Comfort Station	2006	No	No	4,425	50,969	0	620,194	9	15
010325	Carmel Valley Recreation Center Comfort	3777 Townsgate Drive	1	1,540	Public Facility	Park And Recreation	Comfort Station	1999	No	No	0	161,719	59,127	683,945	24	15
010494	Carmel Valley Skate Facility - (Skate Park)	12600 El Camino Real	1	450	Public Facility	Park And Recreation	Skate Park	2008	No	No	3,225	22,638	0	225,864	11	15
3000132 3	Central Library Auditorium	280 Park Blvd.	3	4,944	Public Facility	Library	Auditorium	2012	No	No	0	0	0	3,620,541	0	15
3000132 2	Central Library Café	310 Park Blvd.	3	344	Public Facility	Library	Retail	2012	No	No	0	0	0	171,897	0	15
010534	Central Police Division Parking Garage	2501 Imperial Ave.	8	78,992	Public Facility	Police	Parking Garage	2000	Yes	No	14,209	2,104,505	0	20,653,248	10	15
010388	Charles L. Lewis III Memorial Skate Park	6610 Potomac Street	4	375	Public Facility	Park And Recreation	Skate Park	2005	No	No	0	2,978	0	156,484	2	15
010472	Cherokee Point Neighborhood Park and Comfort	3901 Landis Street	9	195	Public Facility	Park And Recreation	Comfort Station	2008	No	No	1,323	1,361	0	97,958	3	15
000782	Clubhouse and Shuffleboard, Balboa Park	2225 6th Ave. Senior Citizens Clubhouse	3	7,994	Public Facility	Park And Recreation	Recreation Center	1961	No	Yes	5,880	2,418,338	1,835,808	3,922,736	62	15
000017	Clubhouse and Shuffleboard, Golden Hill	2600 Golf Course Dr.	3	1,242	Public Facility	Park And Recreation	Recreation Center	1973	No	Yes	14,335	208,723	118,736	695,483	32	15
001021	Clubhouse, Shuffleboard, Memorial Park	610 S. 30th St.	8	1,300	Public Facility	Park And Recreation	Recreation Center	1970	No	Yes	4,695	255,087	147,790	746,616	35	15

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30001305	Colina Del Sol, Pre-fabricated Restroom	5319 Orange Ave	9	150	Public Facility	Park And Recreation	Comfort Station	2012	No	Yes	0	4,197	0	65,613	6	15
900025	Comfort Station and Concessions, Encanto - Verna Quinn	6589 Broadway	4	596	Public Facility	Park And Recreation	Comfort Station	1980	No	No	0	81,155	46,079	233,841	35	15
010056	Comfort Station and Snack Bar, Spring Canyon Park	10907 Scripps Poway Parkway	5	1,600	Public Facility	Park And Recreation	Comfort Station	1995	No	Yes	0	73,688	0	670,096	11	15
010474	Comfort StationA, South End, NTC Park	# Cushing Rd and Farragut	2	1,000	Public Facility	Park And Recreation	Comfort Station	2006	No	Yes	0	20,592	0	407,160	5	15
000520	Comfort Station, 1, Kearny Mesa Park	#Armstrong St.	6	959	Public Facility	Park And Recreation	Comfort Station	1971	No	Yes	0	89,935	30,105	398,867	23	15
000851	Comfort Station, 28th and Beech	28th St. and Beech St.	3	575	Public Facility	Park And Recreation	Comfort Station	1958	No	Yes	0	131,327	98,081	221,640	59	15
000508	Comfort Station, 28th and Grape	28th St. and Grape St.	3	609	Public Facility	Park And Recreation	Comfort Station	1962	No	Yes	810	86,940	50,783	246,444	36	15
000852	Comfort Station, 6th and Nutmeg	6th Ave. & Nutmeg St.	3	1,200	Public Facility	Park And Recreation	Comfort Station	1958	No	Yes	3,710	218,101	142,292	530,124	42	15
001217	Comfort Station, 6th and Redwood	#Redwood St. & 6th Ave.	3	590	Public Facility	Park And Recreation	Comfort Station	1958	No	Yes	5,588	84,232	48,953	272,438	33	15
000853	Comfort Station, 6th and Thorn, Near Tiny Tot Area	#6th Ave & Thorn St.	3	512	Public Facility	Park And Recreation	Comfort Station	1969	No	Yes	0	131,294	95,894	236,001	56	15
001335	Comfort Station, Arbor Grove	#Pershing Dr. At Frisbee Golf Course	3	956	Public Facility	Park And Recreation	Comfort Station	1983	No	Yes	10,483	278,172	223,387	435,114	66	15
001238	Comfort Station, Archery Range	Balboa Park	3	744	Public Facility	Park And Recreation	Comfort Station	1976	No	Yes	0	111,330	61,910	329,473	34	15
010318	Comfort Station, Ashley Neighborhood Park	13062 Ashley Falls Drive	1	726	Public Facility	Park And Recreation	Comfort Station	2002	No	No	1,845	32,227	0	318,656	11	15
000625	Comfort Station, Auto Museum Conference	2080 Pan American Pl.	3	1,050	Public Facility	Park And Recreation	Comfort Station	1947	No	Yes	0	98,482	28,736	464,972	21	15
010108	Comfort Station, Bay Terrace Pk.	7445 Tooma St.	4	656	Public Facility	Park And Recreation	Comfort Station	1996	No	Yes	233	66,201	23,332	287,341	23	15
009963	Comfort Station, Bill Cleator Park	2312 Famosa St.	2	864	Public Facility	Park And Recreation	Comfort Station	1991	No	Yes	9,293	115,804	67,816	381,871	33	15
000524	Comfort Station, Cabrillo Heights Park	#Hurlbut St. & Hurlbut Pl.	7	704	Public Facility	Park And Recreation	Comfort Station	1961	No	Yes	0	117,934	76,114	278,798	42	15
001235	Comfort Station, Cabrillo Park	3051 Canon St.	2	1,026	Public Facility	Park And Recreation	Comfort Station	1977	No	No	11,064	116,607	64,455	421,440	30	15
001461	Comfort Station, Canyonside Park	12350 Black Mountain Rd.	6	1,168	Public Facility	Park And Recreation	Comfort Station	1986	No	Yes	1,016	145,637	77,795	459,047	32	15
010077	Comfort Station, Carmel Creek Neighborhood Pk.	4260 Carmel Center Rd.	1	625	Public Facility	Park And Recreation	Comfort Station	1995	No	Yes	0	27,923	0	250,544	11	15
900065	Comfort Station, Carmel Del Mar	12300 Carmel Park Dr.	1	950	Public Facility	Park And Recreation	Comfort Station	2000	No	No	0	36,055	0	373,369	10	15
010012	Comfort Station, Carmel Mountain Ranch Park	10150 Rancho Carmel Dr.	5	832	Public Facility	Park And Recreation	Comfort Station	1994	No	Yes	0	55,246	27	368,127	15	15
001215	Comfort Station, Chicano Park	1975 Logan Ave.	8	523	Public Facility	Park And Recreation	Comfort Station	1975	No	Yes	0	101,728	71,322	202,710	50	15
009846	Comfort Station, Chollas Lake Park	6350 College Grove Dr.	4	600	Public Facility	Park And Recreation	Comfort Station	1989	No	Yes	0	98,757	63,152	237,366	42	15

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30001277	Comfort Station, City Heights Park	4380 Landis St.	9	768	Public Facility	Park And Recreation	Comfort Station	1998	No	Yes	0	37,952	0	360,922	11	15
010001	Comfort Station, Clairemont Athletic	3411 Mt. Acadia Blvd.	6	1,000	Public Facility	Park And Recreation	Comfort Station	1993	No	Yes	9,181	8,180	0	408,770	4	15
001315	Comfort Station, Cliffridge Park	#Cliffridge Ave., Off La Jolla Scenic Dr	1	728	Public Facility	Park And Recreation	Comfort Station	1983	No	Yes	3,334	74,300	33,906	291,520	27	15
900638	Comfort Station, Cowles Mountain Staging	#Golfcrest Dr. & Navajo Rd.	7	624	Public Facility	Park And Recreation	Comfort Station	1991	No	No	0	27,273	0	237,625	11	15
009964	Comfort Station, Cypress Canyon Community Park	11470 Cypress Canyon Rd.	5	576	Public Facility	Park And Recreation	Comfort Station	1991	No	Yes	3,453	45,817	11,020	254,995	19	15
001205	Comfort Station, Dennis Allen Park	640 Gateway Center Way	9	551	Public Facility	Park And Recreation	Comfort Station	1976	No	Yes	0	86,242	53,771	216,471	40	15
000541	Comfort Station, Diamond Street	4697 Ocean Blvd	2	720	Public Facility	Park And Recreation	Comfort Station	1985	No	Yes	4,350	77,806	38,847	288,727	28	15
009997	Comfort Station, Doyle Park	8175 Cargill Ave.	1	944	Public Facility	Park And Recreation	Comfort Station	1991	No	Yes	5,287	43,407	0	363,988	13	15
009838	Comfort Station, Dusty Rhodes Park	2400 Sunset Cliffs	2	736	Public Facility	Park And Recreation	Comfort Station	1990	No	Yes	9,576	68,090	32,150	303,438	26	15
001056	Comfort Station, E. Bonita Cove	#S Mariners Way	2	1,200	Public Facility	Park And Recreation	Comfort Station	1975	No	Yes	0	96,635	28,089	456,972	21	15
000561	Comfort Station, E. Yacht Basin	#SE Corner Vacation Isle, W Of Ingraham	2	1,600	Public Facility	Park And Recreation	Comfort Station	1953	No	Yes	5,790	145,045	52,881	653,024	23	15
000579	Comfort Station, El Carmel	#El Carmel Pl. & Mission Blvd.	2	1,044	Public Facility	Park And Recreation	Comfort Station	1953	No	Yes	0	157,168	95,111	413,716	38	15
000503	Comfort Station, Emerald Hills	5662 Bethune Ct.	4	528	Public Facility	Park And Recreation	Comfort Station	1971	No	Yes	1,920	85,645	56,479	207,245	42	15
009950	Comfort Station, Fanuel Park	4024 Fanuel St.	2	900	Public Facility	Park And Recreation	Comfort Station	1990	No	Yes	0	11,127	0	362,124	3	15
010286	Comfort Station, Fiesta Island Youth Camp	1435 Fiesta Island Rd.	2	1,422	Public Facility	Park And Recreation	Comfort Station	2000	No	No	2,213	63,010	0	612,455	11	15
000834	Comfort Station, Gleason Road Bahia	#Mission Bay Ventura Cove	2	1,100	Public Facility	Park And Recreation	Comfort Station	1957	No	Yes	810	227,444	165,387	419,111	54	15
000525	Comfort Station, Golden Hill - Russ	#27th St. and Russ Blvd.	3	776	Public Facility	Park And Recreation	Comfort Station	1961	No	Yes	0	101,782	57,466	295,439	34	15
000509	Comfort Station, Golden Hills	#25th St and Golden Hill Dr. At The Park	3	672	Public Facility	Park And Recreation	Comfort Station	1961	No	Yes	4,056	67,021	32,721	255,709	28	15
001079	Comfort Station, Gompers Park	937 Carolina Ln.	4	592	Public Facility	Park And Recreation	Comfort Station	1975	No	No	0	52,227	13,249	259,852	20	15
010379	Comfort Station, Highland Ranch Kleigh Park	12130 Eastbourne Road	5	180	Public Facility	Park And Recreation	Comfort Station	2005	No	No	0	3,892	0	72,403	5	15
001480	Comfort Station, Hollywood Park	2500 Sumac Dr.	9	772	Public Facility	Park And Recreation	Comfort Station	1986	No	Yes	7,500	105,377	59,083	358,625	31	15
001462	Comfort Station, Jarabek Park	#10150 Avenida Magnifica	5	1,525	Public Facility	Park And Recreation	Comfort Station	1986	No	Yes	13,514	58,471	0	620,294	12	15
001046	Comfort Station, John F. Kennedy Park	4825 Ocean View Blvd.	4	444	Public Facility	Park And Recreation	Comfort Station	1971	No	Yes	1,500	92,378	63,672	201,376	47	15

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000537	Comfort Station, Kate Sessions Park	#Loring St. & Soledad Rd.	2	672	Public Facility	Park And Recreation	Comfort Station	2002	No	Yes	0	23,667	0	285,896	8	15
001269	Comfort Station, Kelly Park	6639 Kelly St.	7	950	Public Facility	Park And Recreation	Comfort Station	1979	No	Yes	11,013	197,947	143,823	434,245	48	15
010317	Comfort Station, Kiowa Dr.	5540 Kiowa Dr.	7	316	Public Facility	Park And Recreation	Comfort Station	2002	No	Yes	0	5,361	0	128,972	4	15
010289	Comfort Station, Kumeyaay(East)	10570 Father Junipero Serra Trail	7	1,225	Public Facility	Park And Recreation	Comfort Station	2000	No	Yes	1,008	33,819	0	489,179	7	15
000849	Comfort Station, La Jolla Cove	1130 Coast Blvd	1	1,250	Public Facility	Park And Recreation	Comfort Station	1990	No	Yes	0	360,366	277,058	555,388	65	15
009934	Comfort Station, Lake Hodges	12111 Lake Drive	5	1,400	Public Facility	Park And Recreation	Comfort Station	1988	No	Yes	0	38,751	0	533,862	7	15
010350	Comfort Station, Lake Murray	7051 Murray Park Drive	7	1,810	Public Facility	Park And Recreation	Comfort Station	2002	No	No	1,065	71,155	0	710,497	10	15
001384	Comfort Station, Lake, Miramar, Miramar Reservoir	10710 Scripps Lake Dr.	5	365	Public Facility	Park And Recreation	Comfort Station	1967	No	Yes	0	8,995	0	143,617	6	15
010025	Comfort Station, Linda Vista Community Park	7064 Levant St.	7	772	Public Facility	Park And Recreation	Comfort Station	1994	No	Yes	7,950	96,131	52,497	343,895	30	15
001008	Comfort Station, Lindberg Park	#Asford St. & Marlesta Dr.	6	924	Public Facility	Park And Recreation	Comfort Station	1970	No	Yes	1,913	48,904	0	413,361	12	15
001023	Comfort Station, Marian Bear Park East	#S. Of 52, East Of Regents Rd.	6	406	Public Facility	Park And Recreation	Comfort Station	1971	No	Yes	7,500	24,297	9,688	147,394	22	15
001022	Comfort Station, Marian Bear Park West	#S. Of 52, West Of Clairemont Mesa Blvd.	6	406	Public Facility	Park And Recreation	Comfort Station	1971	No	Yes	0	35,148	12,131	153,444	23	15
001207	Comfort Station, Marian Bear Park, Genesee	#South Of 52, East Of Genesee	1	270	Public Facility	Park And Recreation	Comfort Station	1975	No	Yes	0	30,087	15,188	99,325	30	15
010283	Comfort Station, Marston House	3525 7th Ave.	3	204	Public Facility	Park And Recreation	Comfort Station	2000	No	Yes	0	7,705	0	92,075	8	15
001010	Comfort Station, Marston Point	# Near Fire Alarm Station	3	924	Public Facility	Park And Recreation	Comfort Station	1971	No	Yes	1,903	219,115	163,093	386,167	57	15
001017	Comfort Station, Martin Luther King Park	#65th St. and Skyline Dr.	4	644	Public Facility	Park And Recreation	Comfort Station	1969	No	Yes	2,405	184,473	144,054	285,498	65	15
001088	Comfort Station, Memorial Park	2902 Marcy Ave.	8	567	Public Facility	Park And Recreation	Comfort Station	1975	No	Yes	0	64,360	31,627	218,216	29	15
010376	Comfort Station, Mission Bay Park Dana Basin	1780 West Mission Bay Dr.,	2	681	Public Facility	Park And Recreation	Comfort Station	2005	No	No	3,957	30,230	0	299,340	11	15
001312	Comfort Station, Mission Bay Youth Field	2639 Grand Ave.	2	722	Public Facility	Park And Recreation	Comfort Station	1983	No	Yes	0	130,912	81,379	330,221	40	15
001283 A	Comfort Station, Mission Beach Lifeguard Station	# Belmont Park, Mission Beach	2	1,729	Public Facility	Park And Recreation	Comfort Station	2000	No	Yes	5,643	291,068	191,606	700,695	42	15
001076	Comfort Station, Mission Point	#San Diego Pl.	2	432	Public Facility	Park And Recreation	Comfort Station	1975	No	Yes	5,048	44,332	23,565	172,096	29	15
001385	Comfort Station, Mission Valley (Stadium)	#Qualcomm Stadium Practice Field	7	1,466	Public Facility	Real Estate Assets	Comfort Station	1982	No	Yes	4,730	313,959	229,011	597,849	53	15
001014	Comfort Station, Morley Field	#Near the Tennis Courts	3	988	Public Facility	Park And Recreation	Comfort Station	1969	No	Yes	0	254,078	186,589	449,925	56	15

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001013	Comfort Station, Morley Field - Velodrome	#Near The Velodrome	3	528	Public Facility	Park And Recreation	Comfort Station	1970	No	Yes	2,615	124,776	89,377	253,429	50	15
001077	Comfort Station, Morley Field, N.E. Corner Of Ball Park 1	#Morley Field	3	864	Public Facility	Park And Recreation	Comfort Station	1976	No	Yes	1,647	166,523	109,822	388,990	43	15
000510	Comfort Station, Morley Field, Schneider(Jacaranda Dr.)	#Jacaranda Dr.	3	672	Public Facility	Park And Recreation	Comfort Station	1961	No	Yes	2,721	229,510	182,197	333,554	70	15
001007	Comfort Station, Mt. Acadia Park	#Mt. Acadia Blvd & Mt. Ararat Dr.	6	357	Public Facility	Park And Recreation	Comfort Station	1970	No	Yes	200	65,237	40,709	164,852	40	15
001073	Comfort Station, Mt. Etna Park	4741 Mt. Etna Dr.	6	784	Public Facility	Park And Recreation	Comfort Station	1975	No	Yes	0	205,669	150,263	369,374	56	15
000522	Comfort Station, North Crown Point	#Lamont & Crown Point Dr.	2	1,440	Public Facility	Park And Recreation	Comfort Station	1961	No	No	0	420,774	326,615	627,725	67	15
010087	Comfort Station, North De Anza	2885 N. Mission Bay Dr.	2	970	Public Facility	Park And Recreation	Comfort Station	1996	No	No	0	27,664	0	427,227	6	15
000814	Comfort Station, North Park	4044 Idaho St.	3	968	Public Facility	Park And Recreation	Comfort Station	1969	No	Yes	3,020	68,915	12,670	395,099	18	15
001012	Comfort Station, North Pepper Grove	#Balboa Park	3	672	Public Facility	Park And Recreation	Comfort Station	1970	No	Yes	1,583	95,431	55,445	277,126	35	15
009939	Comfort Station, North Santa Clara Point	1008 Santa Clara Pl, Behind Santa Clara Rec Center	2	658	Public Facility	Park And Recreation	Comfort Station	1990	No	Yes	0	7,932	0	287,928	3	15
000335	Comfort Station, North Ski Beach	#3300 Ingraham Street, Mission Bay.	2	1,440	Public Facility	Park And Recreation	Comfort Station	1967	No	Yes	2,328	201,850	116,014	587,765	35	15
30001268	Comfort Station, Ocean Beach and Dog Beach Drinking Fountain (Replaces Fac 001089)	5195 Brighton Street	2	1,500	Public Facility	Park And Recreation	Comfort Station	2012	No	Yes	0	0	0	649,515	0	15
001096	Comfort Station, Olive Grove Park	#Printwood Way & Mt. Abernathy Ave.	6	508	Public Facility	Park And Recreation	Comfort Station	1970	No	Yes	1,950	102,744	73,766	206,192	51	15
000635	Comfort Station, Organ Pavilion	2211 E. Pan American Rd.	3	987	Public Facility	Park And Recreation	Comfort Station	2000	No	Yes	0	47,556	0	448,088	11	15
001239	Comfort Station, Pacific Beach	720 Pacific Beach Dr.	2	735	Public Facility	Park And Recreation	Comfort Station	1976	No	Yes	1,373	118,565	77,798	280,932	43	15
010016	Comfort Station, Palm Ridge Park	751 Firehorn St.	8	772	Public Facility	Park And Recreation	Comfort Station	1994	No	Yes	14,882	102,703	66,751	338,893	35	15
000797	Comfort Station, Paradise Hills Park	#Paradise Valley Rd. and Potomac St.	4	442	Public Facility	Park And Recreation	Comfort Station	1973	No	Yes	7,500	81,766	58,923	202,290	44	15
001011	Comfort Station, Pine Grove	#8th Ave and Juniper/Balboa Park Dr.	3	672	Public Facility	Park And Recreation	Comfort Station	1970	No	Yes	1,884	147,770	101,024	324,200	46	15
001256	Comfort Station, Pioneer Park	1425 W. Washington Pl.	3	1,806	Public Facility	Park And Recreation	Comfort Station	1983	No	No	0	444,822	327,449	782,486	57	15
001091	Comfort Station, Playa Pacific 1	2590 E. Mission Bay Dr.	2	572	Public Facility	Park And Recreation	Comfort Station	1968	No	Yes	2,400	33,491	0	250,536	14	15
001092	Comfort Station, Playa Pacific 2	1292 E. Mission Bay Dr.	2	1,382	Public Facility	Park And Recreation	Comfort Station	1968	No	Yes	31,800	202,289	148,051	573,585	41	15
001093	Comfort Station, Playa Pacific 3	1920 E. Mission Bay Dr.	2	576	Public Facility	Park And Recreation	Comfort Station	1968	No	Yes	4,500	91,227	57,787	252,933	38	15

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001094	Comfort Station, Playa Pacific 4	1740 E. Mission Bay Dr.	2	375	Public Facility	Park And Recreation	Comfort Station	1968	No	Yes	0	78,244	53,638	164,040	48	15
001406	Comfort Station, Playa Pacifica 5 (Tecolote South)	#E. Mission Bay Dr. (South End)	2	850	Public Facility	Park And Recreation	Comfort Station	1985	No	Yes	9,323	88,142	45,324	347,599	28	15
009991	Comfort Station, Pony League Field, Kearny Mesa 2	Armstrong St. & Ciota's Way	7	887	Public Facility	Park And Recreation	Comfort Station	1991	No	Yes	0	54,794	0	398,866	14	15
001201	Comfort Station, Presidio Park	4291 Cosoy Way	3	704	Public Facility	Park And Recreation	Comfort Station	1965	No	Yes	0	115,187	68,109	313,857	37	15
000803	Comfort Station, Presidio Park	2741 Presidio Dr	3	288	Public Facility	Park And Recreation	Comfort Station	1947	No	Yes	370	76,362	55,783	139,660	55	15
010378	Comfort Station, Presidio Park	4452 Taylor Street	3	425	Public Facility	Park And Recreation	Comfort Station	2005	No	No	0	21,383	0	188,415	11	15
000532	Comfort Station, Presidio, (Not Used)	2854 Jackson St.	3	176	Public Facility	Park And Recreation	Comfort Station	1969	No	No	0	43,595	32,892	71,352	61	15
000792	Comfort Station, Quivera Basin	#S.W. Of Aquatics Headquarters	2	598	Public Facility	Park And Recreation	Comfort Station	1969	No	Yes	563	59,588	22,922	248,194	24	15
900614	Comfort Station, Rancho Bernardo Park (New)	18045 W. Bernardo Dr.	5	950	Public Facility	Park And Recreation	Comfort Station	1985	No	No	16,162	152,176	114,346	359,946	47	15
001460	Comfort Station, Rancho Bernardo Park (Old)	18045 W. Bernardo Dr.	5	950	Public Facility	Park And Recreation	Comfort Station	1985	No	Yes	0	157,268	98,736	390,213	40	15
000549	Comfort Station, Robb Field (Old)	#Bacon & W. Point Loma Blvd.	2	1,100	Public Facility	Park And Recreation	Comfort Station	1961	No	Yes	1,110	227,501	161,268	448,954	51	15
009948	Comfort Station, Sabre Springs Park	12955 Sabre Springs Pkwy.	5	759	Public Facility	Park And Recreation	Comfort Station	1990	No	Yes	0	18,162	0	333,201	5	15
010300	Comfort Station, Sage	5252 Harvest Run Drive	1	608	Public Facility	Park And Recreation	Comfort Station	2001	No	Yes	0	3,754	0	269,259	1	15
010261	Comfort Station, Scripps Ranch Community Park	11452 Blue Cypress Drive	5	1,292	Public Facility	Park And Recreation	Comfort Station	1999	No	Yes	0	18,243	0	527,020	3	15
001070	Comfort Station, Silverwing	3737 Arey Dr.	8	555	Public Facility	Park And Recreation	Comfort Station	1975	No	No	0	5,707	0	243,828	2	15
010085	Comfort Station, Ski Beach (Middle Ski Beach)	3101 Ingraham St.	2	530	Public Facility	Park And Recreation	Comfort Station	1996	No	No	0	21,676	0	201,829	11	15
010377	Comfort Station, Ski Beach Mission Bay Park (South)	2975 Ingraham Street	2	818	Public Facility	Park And Recreation	Comfort Station	2005	No	No	5,773	36,311	0	358,300	12	15
010351	Comfort Station, South Belmont Park	3195 1/2 Ocean Front Walk	2	2,200	Public Facility	Park And Recreation	Comfort Station	1997	No	No	15,636	83,279	0	906,444	11	15
010230	Comfort Station, South Creeck	12249 Wickerbay Cove	5	960	Public Facility	Park And Recreation	Comfort Station	1997	No	Yes	0	41,944	0	421,277	10	15
000576	Comfort Station, South Crown Point	#Cima & Crown Point Dr.	2	1,440	Public Facility	Park And Recreation	Comfort Station	1966	No	Yes	11,325	56,179	0	637,200	11	15
000838	Comfort Station, South De Anza	2800 E. Mission Bay Dr.	2	1,614	Public Facility	Park And Recreation	Comfort Station	1968	No	Yes	30,000	174,911	98,772	707,594	29	15
000339	Comfort Station, South Mission Beach	#Foot Of San Luis Rey Pl.	2	1,400	Public Facility	Park And Recreation	Comfort Station	1967	No	Yes	21,150	126,001	70,331	512,134	29	15
001090	Comfort Station, South Pepper Grove	# South Pepper Grove	3	672	Public Facility	Park And Recreation	Comfort Station	1970	No	Yes	1,583	118,858	78,432	280,056	43	15

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009843	Comfort Station, South Shores	Mission Bay Boat Launch, S Shores Park Dy	2	1,284	Public Facility	Park And Recreation	Comfort Station	1991	No	Yes	0	93,188	11,036	547,677	17	15
000538	Comfort Station, Southcrest Park	#41st St. and Keeler Ave.	9	704	Public Facility	Park And Recreation	Comfort Station	1962	No	Yes	0	116,149	76,143	266,703	44	15
001405	Comfort Station, Sunset Point	1656 W. Mission Bay Dr.	2	750	Public Facility	Park And Recreation	Comfort Station	1985	No	Yes	2,840	27,031	0	285,698	10	15
010262	Comfort Station, Sutherland Dam Road	20600 Sutherland Dam Road	NA	336	Public Facility	Park And Recreation	Comfort Station	1997	No	Yes	1,440	1,985	0	139,403	2	15
010032	Comfort Station, Tecolote Park	5176 Tecolote Rd.	2	784	Public Facility	Park And Recreation	Comfort Station	1994	No	Yes	0	34,756	0	348,747	10	15
001314	Comfort Station, Tierrasanta	11220 Clairemont Mesa Blvd.	7	589	Public Facility	Park And Recreation	Comfort Station	1983	No	Yes	1,467	72,727	40,107	227,248	33	15
009936	Comfort Station, Torrey Highlands Park	4450 Lansdale Dr.	1	576	Public Facility	Park And Recreation	Comfort Station	1989	No	Yes	1,043	57,647	20,507	254,557	23	15
010292	Comfort Station, Torrey Hills (W)	4262 Calle Mejillones	1	1,300	Public Facility	Park And Recreation	Comfort Station	2001	No	No	13,597	31,311	0	536,822	8	15
000304	Comfort Station, Tourmaline	#Tourmaline St.	2	1,440	Public Facility	Park And Recreation	Comfort Station	1965	No	Yes	6,016	251,896	174,392	556,805	46	15
001087	Comfort Station, Vacation Isle	#3100 Inion Isle, North Covegraham Vacat	2	704	Public Facility	Park And Recreation	Comfort Station	1974	No	Yes	1,332	65,247	26,274	268,696	25	15
010086	Comfort Station, Ventura Point	1215 West Mission Bay Dr.	2	700	Public Facility	Park And Recreation	Comfort Station	1996	No	No	5,757	23,559	0	266,567	11	15
010048	Comfort Station, Views West Park and Snack Bar	12958 La Tortola	5	1,750	Public Facility	Park And Recreation	Comfort Station	1994	No	No	0	57,444	0	709,835	8	15
001204	Comfort Station, Vista Terrace	301 Athey Ave.	8	512	Public Facility	Park And Recreation	Comfort Station	1976	No	Yes	1,912	128,073	94,956	233,528	56	15
000521	Comfort Station, W. Bonita Cove	1100 W. Mission Bay Dr.	2	1,116	Public Facility	Park And Recreation	Comfort Station	1961	No	Yes	4,554	85,263	25,793	426,825	21	15
001206	Comfort Station, West Yacht Basin	#S.E. Corner Of Vacation Isle	2	704	Public Facility	Park And Recreation	Comfort Station	1975	No	Yes	0	69,607	26,423	287,894	24	15
010290	Comfort Station, West, Kumeyaay	Two Father Junipero Serra Trail	7	1,225	Public Facility	Park And Recreation	Comfort Station	2000	No	No	546	35,476	0	504,063	7	15
010131	Comfort Station, Westview Neighborhood Park	11278 Westview Parkway	6	1,024	Public Facility	Park And Recreation	Comfort Station	1997	No	Yes	0	27,469	0	390,349	7	15
050040	Comfort- Concession- Marshall Middle School	9700A Ave. of Nations	5	835	Public Facility	Park And Recreation	Comfort Station	2007	No	No	2,089	0	0	377,295	1	15
009807	Community Activity Center, San Ysidro	179 Diza Rd.	8	14,309	Public Facility	Park And Recreation	Recreation Center	1962	Yes	Yes	148,301	1,663,087	570,756	8,270,888	22	15
010019	Community Center, Cesar Chavez (Larson Field)	455 Sycamore Road	8	9,655	Public Facility	Park And Recreation	Community Center	1993	Yes	No	45,144	165,817	0	6,218,013	3	15
008304	Community Concourse, Grounds - Johnny Brown	1220 3rd Ave	3	35,060	Public Facility	Real Estate Assets	Public Event Site	1965	No	No	14,019	0	0	624,068	2	15
010015	Community Resource Center, TubmanChavez	415 Euclid	4	7,620	Public Facility	Real Estate Assets	Community Center	1994	No	No	672	987,322	321,191	4,445,356	22	15

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010272	Community Service Center, Logan Hts. (Lincoln Park)	2500 Commercial Avenue	8	1,590	Public Facility	Police	Community Center	2000	No	Yes	4,658	149,326	20,507	889,844	17	15
010306	Community Service Center, Mid City	3795 Fairmont Avenue, Suite 3	3	748	Public Facility	Community Service Center-Urban Village	Community Service Center	1998	No	Yes	0	485,677	368,188	783,261	62	15
000296	Community Service Center, San Ysidro	663 E.San Ysidro Blvd.	8	7,800	Public Facility	Development Services	Community Service Center	1962	No	Yes	18,559	2,872,250	2,206,301	4,563,390	63	15
010284	Community Service Center, Scripps	11885 Cypress Canyon Road	5	2,865	Public Facility	Development Services	Community Center	1992	No	Yes	39,755	233,096	26,600	1,641,674	17	15
TBD	Copley Family YMCA Facility	3901 Landis St.	9	28,040	Public Facility	Real Estate Assets	Recreation Center	1956	Yes	Yes	114,691	8,757,732	6,258,646	17,425,178	51	15
TBD	Copley Family YMCA Gym	3901 Landis St.	9	8,780	Public Facility	Real Estate Assets	Recreation Center	2000	No	Yes	14,813	219,276	0	4,056,097	6	15
010420	De Portola Mid Sch., Joint Use Area, Comfort Station	11010 Clairemont Mesa Blvd.	7	1,800	Public Facility	Park And Recreation	Comfort Station	2006	No	No	1,433	0	0	754,524	0	15
010393	Dorothy Petway Neighborhood Park, Comfort Station	1375 Rigel Street	9	181	Public Facility	Park And Recreation	Comfort Station	2005	No	No	0	4,152	0	69,117	6	15
010385	Doyle Community Park, Comfort Station	8175 Regents Road	1	272	Public Facility	Park And Recreation	Comfort Station	2005	No	No	1,656	9,470	0	102,419	11	15
902000	Dump Station Kumeyaay	Two Father Junipero Serra Trail	7	1,500	Public Facility	Park And Recreation	Dump Station	1999	No	No	0	5,225	0	88,125	6	15
010617	El Cuervo Adobe Ruins	4578 Sorrento Valley Road	5	2,120	Public Facility	Park And Recreation	Historical Building	1980	No	No	0	47,401	34,478	86,157	55	15
3000125 2	Employment Center, Pacific	2904 Damon Ave.	2	5,000	Public Facility	Real Estate Assets	Community Center	1980	No	Yes	7,500	1,757,722	1,383,337	2,545,900	69	15
000246	Fire Alarm Building	#8th Ave. and Cobblestone Dr.	3	6,016	Public Facility	Park And Recreation	Historical Building	1927	Yes	Yes	24,373	862,873	187,291	4,666,371	19	15
010398	George Steven Senior Center	570 South 65th Street	4	11,360	Public Facility	Park And Recreation	Senior Center	2006	Yes	No	11,895	0	0	7,225,528	0	15
001350	Gymnasium, Linda Vista	7064 Levant St.	7	6,808	Public Facility	Park And Recreation	Recreation Center	1983	Yes	Yes	4,734	1,360,677	817,578	3,652,220	37	15
010088	Gymnasium, Mid City Community	4302 Landis St.	9	10,000	Public Facility	Park And Recreation	Recreation Center	1996	Yes	Yes	6,824	1,073,998	214,858	5,773,100	19	15
000637	Gymnasium, Municipal	2111 Pan American Plaza	3	28,000	Public Facility	Park And Recreation	Recreation Center	1947	Yes	No	108,147	3,413,817	673,230	18,991,560	19	15
001211	Handball Court, Standley	3585 Governor Dr.	1	1,736	Public Facility	Park And Recreation	Recreation Center	1976	No	Yes	0	360,653	275,132	570,137	63	15
3000125 0	Harbor Drive Ped Bridge Elevator Bldg (Petco)	83 1 - 3 Park Blvd.	3	415	Public Facility	Public Works	Elevator Building	2011	No	No	181,269	21,364	47,233	1,036,006	20	15
010495	House of Pacific Relations, Spain	2172 Pan American Road	3	936	Public Facility	Park And Recreation	Cultural Center	2006	No	No	0	0	0	274,388	0	15
010372	Keiller Neighborhood Park, Comfort Station	7320 Lisbon Street	4	145	Public Facility	Park And Recreation	Comfort Station	2005	No	Yes	542	14,633	5,510	64,426	24	15
010389	Kellogg Park Comfort Station (South)	2112 Vallecitos Court	1	780	Public Facility	Park And Recreation	Comfort Station	2005	No	No	0	12,677	0	299,185	4	15

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010273	Kiosk - Skateboard Park - Comfort Station Robb Field	2525 Bacon Street	2	164	Public Facility	Park And Recreation	Kiosk	2000	No	No	522	5,500	0	258,333	2	15
010291	Kiosk, Administration, Robb Field	2525 Bacon Street	2	684	Public Facility	Park And Recreation	Kiosk	2001	No	No	0	21,849	0	166,581	13	15
30001340	La Playa Cove Picnic Shelter	2270 East Mission Bay Dr.	2	1,374	Public Facility	Park And Recreation	Park Shelter	2005	No	No	2,363	10,772	0	90,698	14	15
010368	Lakeview Neighborhood Park, Comfort Station	10794 Mira Lago Terrace	5	600	Public Facility	Park And Recreation	Comfort Station	2004	No	No	0	4,023	0	241,782	2	15
000466	Library, Balboa	4255 Mt. Abernathy Ave.	6	4,257	Public Facility	Library	Library	1971	No	Yes	17,204	717,160	323,119	2,741,636	27	15
001219	Library, Beckwourth	721 San Pasqual St.	4	8,491	Public Facility	Library	Library	1976	Yes	Yes	0	454,506	0	5,200,822	9	15
000446	Library, Benjamin	5188 Zion Ave.	7	4,406	Public Facility	Library	Library	1964	No	Yes	11,665	736,098	313,558	2,894,698	26	15
010223	Library, Carmel Mountain Ranch	12095 World Trade Dr.	5	13,102	Public Facility	Library	Library	1998	Yes	Yes	35,573	1,986,393	669,152	9,018,762	22	15
009992	Library, Carmel Valley	3919 Townsgate Dr.	1	13,206	Public Facility	Library	Library	1993	No	No	24,968	2,233,250	939,830	8,789,253	26	15
000465	Library, Clairemont	2920 Burgener Blvd.	2	4,800	Public Facility	Library	Library	1957	No	Yes	14,181	315,749	0	3,086,256	11	15
010360	Library, College Rolando Library	6600 Montezuma Road	9	15,468	Public Facility	Library	Library	2004	Yes	Yes	4,122	59,442	0	13,310,369	0	15
010138	Library, Earl and Birdie Taylor (Pacific Beach)	4275 Cass St.	2	12,500	Public Facility	Library	Library	1997	Yes	No	11,365	96,800	0	9,297,500	1	15
009845	Library, Florence Riford - La Jolla	7555 Draper Ave.	1	28,063	Public Facility	Library	Library	1988	Yes	Yes	9,760	779,778	0	24,201,812	3	15
000470	Library, Kensington Normal Heights	4121 Adams Ave.	9	2,733	Public Facility	Library	Library	1962	No	No	1,229	1,016,143	758,112	1,728,404	59	15
009819	Library, Linda Vista (New)	2160 Ulric St.	7	10,244	Public Facility	Library	Library	1986	Yes	Yes	27,698	2,097,334	1,067,143	7,052,584	30	15
000447	Library, Logan Heights	811 S. 28th St.	8	2,960	Public Facility	Library	Library	1927	Yes	Yes	0	693,764	459,434	1,562,199	44	15
30001202	Library, Logan Heights Branch	567 So. 28th Street	8	27,028	Public Facility	Library	Library	2009	Yes	No	19,674	4,112	0	22,939,474	0	15
000440	Library, Main, Downtown	820 E St.	3	150,000	Public Facility	Library	Library	1954	Yes	Yes	2,772	55,681,030	38,602,702	113,874,000	49	15
010133	Library, Malcolm X, and R.E.A.D. San Diego	5148 Market St.	4	26,328	Public Facility	Library	Library	1996	Yes	Yes	98,247	6,605,162	3,746,328	19,713,880	34	15
010136	Library, Mira Mesa	8405 New Salem Street	6	21,148	Public Facility	Library	Library	1993	No	No	78,780	1,330,668	0	15,179,188	9	15
000455	Library, Mission Hills	925 W. Washington St.	3	4,440	Public Facility	Library	Library	1960	No	Yes	35,391	738,247	356,203	2,782,903	28	15
010326	Library, Mission Valley	2123 Fenton Parkway	7	19,760	Public Facility	Library	Library	2002	Yes	No	555	192,768	0	13,804,138	1	15
000476	Library, North Clairemont	4616 Clairemont Dr.	6	5,852	Public Facility	Library	Library	1962	No	Yes	8,239	572,582	30,669	3,667,682	16	15
000450	Library, North Park	3795 31st St.	3	8,100	Public Facility	Library	Library	1988	Yes	Yes	4,521	1,296,258	527,699	5,153,868	25	15
000478	Library, Oak Park	2802 54th St.	4	5,427	Public Facility	Library	Library	1968	Yes	Yes	31,052	288,859	0	3,512,029	9	15

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000451	Library, Ocean Beach	4801 Santa Monica Ave.	2	5,066	Public Facility	Library	Library	1928	No	Yes	1,121	995,079	567,912	2,855,248	35	15
009815	Library, Otay Mesa	3003 Coronado Ave.	8	14,900	Public Facility	Library	Library	1986	Yes	Yes	72,347	168,704	0	9,665,779	2	15
000457	Library, Paradise Hills	5922 Rancho Hills Dr.	4	4,527	Public Facility	Library	Library	1964	Yes	Yes	7,068	1,449,577	1,014,007	2,950,925	49	15
900710	Library, Performance Annex, Urban Village Park	3795 Fairmont Ave.	9	3,600	Public Facility	Library	Library	1998	Yes	No	12,843	444,182	25,057	2,879,784	16	15
010352	Library, Point Loma	3701 Voltaire St.	2	25,116	Public Facility	Library	Library	2003	Yes	No	65,798	98,231	0	19,369,208	1	15
010084	Library, Rancho Bernardo	17110 Bernardo Center Dr.	5	23,000	Public Facility	Library	Library	1995	Yes	No	6,125	5,531,265	2,728,297	18,727,290	30	15
009996	Library, Rancho Penasquitos	13330 Salmon River Rd.	5	20,650	Public Facility	Library	Library	1991	No	No	137,882	3,687,017	1,723,246	14,011,025	27	15
001065	Library, San Carlos	7265 Jackson Dr.	7	8,190	Public Facility	Library	Library	1972	No	No	28,515	2,079,623	1,337,623	5,136,768	41	15
000473	Library, San Ysidro	101 W. San Ysidro Blvd.	8	4,048	Public Facility	Library	Library	1957	Yes	Yes	3,829	231,447	0	2,758,348	9	15
009999	Library, Scripps Miramar Ranch	10301 Scripps Lake Dr.	5	21,700	Public Facility	Library	Library	1993	Yes	Yes	5,449	4,042,585	1,569,351	16,524,550	24	15
000475	Library, Serra Mesa	3440 Sandrock Rd.	7	5,300	Public Facility	Library	Library	1962	No	No	0	2,306,576	1,770,650	3,572,836	65	15
000477	Library, Skyline Hills	480 S. Meadow Brook Dr.	4	4,400	Public Facility	Library	Library	1968	Yes	Yes	17,634	1,057,599	623,106	3,014,176	36	15
001272	Library, Tierrasanta	4985 La Cuenta	7	8,766	Public Facility	Library	Library	1983	Yes	Yes	17,720	876,544	0	5,962,721	15	15
001248	Library, University Community	4155 Governor Dr.	1	10,538	Public Facility	Library	Library	1982	No	No	24,434	1,381,846	357,185	6,993,965	20	15
000452	Library, University Heights	4193 Park Blvd.	3	6,608	Public Facility	Library	Library	1965	No	Yes	22,200	2,726,638	2,024,538	4,828,664	57	15
3000133 2	Linda Vista Park Picnic	7050 Levant Street	7	1,296	Public Facility	Park And Recreation	Park Shelter	2005	No	No	0	0	0	76,101	0	15
3000133 4	Maddox Park, Picnic Shelter	7825 Flanders Drive	6	600	Public Facility	Park And Recreation	Park Shelter	2005	No	No	900	0	0	30,606	3	15
3000134 4	Mariners Point Picnic Shelter	1100 West Mission Bay Dr.	2	1,257	Public Facility	Park And Recreation	Park Shelter	2005	No	No	1,388	9,855	0	82,975	14	15
010569	Mid City Transit Facilities	4025 University Ave.	9	475	Public Facility	Planning	Community Center	2006	No	Yes	0	2,064	0	217,541	1	15
010570	Mid City Transit Facilities	4021 University Ave.	9	475	Public Facility	Planning	Transit Facility	2006	No	Yes	0	2,886	0	32,034	9	15
010571	Mid City Transit Facilities	4024 University Ave.	9	2,100	Public Facility	Planning	Transit Facility	2004	No	Yes	495	11,341	0	1,455,447	1	15
010573	MidCity Transit Facilitie: El Cajon Blvd.	4024 El Cajon Blvd.	3	342	Public Facility	Planning	Transit Facility	2004	No	Yes	4,409	30,431	3,465	209,171	17	15
010572	MidCity Transit Facilities: El Cajon Blvd.	4023 El Cajon Blvd.	9	342	Public Facility	Planning	Transit Facility	2004	No	Yes	5,363	22,092	0	203,627	13	15
802828	Mission Bay, Information Center	2688 E. Mission Bay Dr.	2	6,300	Public Facility	Park And Recreation	Community Center	1969	No	Yes	10,709	2,031,768	1,451,512	3,939,768	52	15
010592	Mission Beach Community Clinic (Replaces old Fac	3705 Mission Blvd.	2	6,370	Public Facility	Special Projects	Community Center	1995	No	Yes	5,063	226,611	0	4,018,132	6	15

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30001267	Mission Trails Regional Park Equestrian Center, Comfort Station	14400 Equestrian Circle	7	420	Public Facility	Park And Recreation	Comfort Station	2012	No	Yes	0	6,540	0	210,223	3	15
30001229	Montgomery Waller Comfort Station	2920 Palm Ave	8	1,125	Public Facility	Park And Recreation	Comfort Station	2011	No	No	0	0	0	495,034	0	15
001099	Mountain View Teen Ctr. (Old Recreation Center)	551 South 40th St.	9	1,922	Public Facility	Park And Recreation	Teen Center	1973	Yes	Yes	20,095	555,017	417,608	1,050,027	55	15
010051	Nature and Visitor Center, Mission Trails Regional	One Father Junipero Serra Trail	7	14,081	Public Facility	Park And Recreation	Community Center	1994	Yes	Yes	15,605	886,296	0	8,116,570	11	15
010030	Nature and Visitors Center, Tecolote	5180 Tecolote Rd.	2	4,860	Public Facility	Park And Recreation	Community Center	1994	Yes	Yes	7,806	578,317	127,575	3,056,989	19	15
010105	Neighborhood House, Senior Center	795 South Boundary St.	9	6,265	Public Facility	Real Estate Assets	Senior Center	1996	Yes	Yes	18,375	696,300	87,110	4,183,767	17	15
30001321	New Central Library Main Building	330 Park Blvd.	3	492,495	Public Facility	Library	Library	2012	No	No	2,385	0	0	362,220,223	0	15
001450	Normal Heights Community Center - Old Oneira	4649 Hawley Blvd.	3	4,221	Public Facility	Park And Recreation	Recreation Center	1985	Yes	Yes	4,584	1,210,211	865,587	2,328,050	52	15
30001296	North Crown Point Comfort Station	3725 Corona Oriente Rd	2	577	Public Facility	Park And Recreation	Comfort Station	2013	No	No	0	21,793	0	246,633	9	15
30001342	North De Anza Picnic Shelter	2800 North Mission Bay Dr.	2	1,374	Public Facility	Park And Recreation	Park Shelter	2005	No	No	0	16,433	1,239	101,291	16	15
30001345	North Ski Beach Picnic Shelter	3300 Ingraham Street	2	1,200	Public Facility	Park And Recreation	Park Shelter	2005	No	No	2,063	9,408	0	79,212	14	15
30001341	North Tecolote Shores Picnic Shelter	1740 East Mission Bay Dr.	2	1,374	Public Facility	Park And Recreation	Park Shelter	2005	No	No	2,700	10,772	0	90,698	15	15
010447	North UTC Library	8820 Judicial Drive	1	16,020	Public Facility	Library	Library	2007	Yes	No	3,735	0	0	13,032,751	0	15
010448	North UTC Recreation Center (Nobel)	8810 Judicial Drive	1	10,500	Public Facility	Park And Recreation	Recreation Center	2007	Yes	No	38,205	0	0	5,611,200	1	15
30001245	NTC Park Comfort Station B, Point Loma	Cushing Road and Roosevelt	2	600	Public Facility	Park And Recreation	Comfort Station	2009	No	Yes	0	7,959	0	253,764	3	15
30001246	NTC Park Comfort Station C, Point Loma	Cushing Road and Dewey Rd.	2	430	Public Facility	Park And Recreation	Comfort Station	1965	No	Yes	0	25,546	0	200,032	13	15
010524	NTC Park Comfort Station II	2775 1 - 3 Cushing Rd.	2	3,400	Public Facility	Park And Recreation	Comfort Station	1965	No	Yes	21,468	1,024,737	800,921	1,635,230	64	15
010525	Ocean Air Recreation Center	4770 Fairport Way	1	13,635	Public Facility	Park And Recreation	Recreation Center	2009	Yes	No	26,907	19,530	0	8,460,108	1	15
30001274	Ocean Air-North-Picnic Shelter	4770 Fairport Way	1	830	Public Facility	Park And Recreation	Park Shelter	2005	No	No	233	6,507	0	61,188	11	15
30001275	Ocean Air-South-Picnic Shelter	4770 Fairport Way	1	830	Public Facility	Park And Recreation	Park Shelter	2005	No	No	233	6,507	0	61,188	11	15
010367	Overlook Neighborhood Park, Comfort Station	11417 Scripps Ranch Blvd.	5	180	Public Facility	Park And Recreation	Comfort Station	2004	No	No	530	2,590	0	78,518	4	15
30001221	OVRP Mace Staging Area Restroom - Comfort Station	210 Mace Street	NA	297	Public Facility	Park And Recreation	Comfort Station	2010	No	Yes	348	16,756	0	133,591	13	15
010383	Pacific Beach Lifeguard Tower, Comfort Station	700 Grand Avenue	2	840	Public Facility	Park And Recreation	Comfort Station	2005	No	No	480	38,601	0	336,941	12	15

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000650	Palisades Building, Recital Hall and Puppet Theater	2130 Pan American Plaza	3	20,000	Public Facility	Park And Recreation	Public Event Site	1947	Yes	Yes	177,180	3,656,905	1,970,935	12,421,000	31	15
010307	Park and Comfort Station Wideman Memorial	#Imperial Ave. and Ritchey St.	4	627	Public Facility	Park And Recreation	Comfort Station	1976	Yes	Yes	1,669	67,872	27,727	278,758	25	15
010320	Park, Lopez Ridge Neighbor, Comfort Station,	7245 Calle Cristobal	6	2,147	Public Facility	Park And Recreation	Comfort Station	2002	No	No	842	112,831	0	964,583	12	15
010361	Park, Memorial Skateboard Entrance Kiosk	610 - 800 30th Street	8	120	Public Facility	Park And Recreation	Kiosk	2004	No	No	280	18,613	12,114	45,197	42	15
001095	Park, Mountain View Comfort Station	#40th St. and Ocean View Blvd.	9	720	Public Facility	Park And Recreation	Comfort Station	1987	No	Yes	7,627	60,964	27,746	272,304	25	15
010454	Park, Nobel Athletic Area and Comfort Station	8810 Judicial Drive	1	342	Public Facility	Park And Recreation	Comfort Station	1990	Yes	No	0	47,662	25,904	145,059	33	15
294810	Park, Vista Pacifica Park and Comfort Station	6066 Avenida De las Vistas	8	574	Public Facility	Park And Recreation	Comfort Station	2003	No	Yes	0	51,718	17,001	231,448	22	15
009885	Parks, Old Naval Hospital Library 8	1785 Stitt Ave.	3	8,700	Public Facility	Park And Recreation	Library	1951	Yes	Yes	0	2,116,906	1,105,896	6,740,064	31	15
001301	Pool, Allied Gardens	6707 Glenroy St.	7	4,332	Public Facility	Park And Recreation	Swimming Pool	1983	Yes	No	43,343	1,273,229	883,149	2,889,487	46	15
30001278	Pool, City Heights	4380 Landis St.	9	5,000	Public Facility	Park And Recreation	Swimming Pool	1998	No	Yes	6,205	733,802	120,170	4,132,250	18	15
001300	Pool, Clairemont	3600 Clairemont Dr.	2	4,332	Public Facility	Park And Recreation	Swimming Pool	1983	Yes	No	64,205	1,143,167	808,837	2,656,902	45	15
000567	Pool, Colina Del Sol	4100 54th St.	9	4,212	Public Facility	Park And Recreation	Swimming Pool	1969	Yes	No	82,801	1,268,840	957,733	2,626,056	51	15
000619	Pool, Kearns Municipal	2229 Morley Field Dr.	3	12,821	Public Facility	Park And Recreation	Swimming Pool	1947	Yes	No	152,278	2,860,242	1,675,373	8,914,313	34	15
000566	Pool, Kearny Mesa	3170 Armstrong St.	7	4,212	Public Facility	Park And Recreation	Swimming Pool	1969	Yes	No	22,210	764,917	373,829	2,755,322	29	15
000568	Pool, Martin Luther King Jr.	6401 Skyline Dr.	4	4,212	Public Facility	Park And Recreation	Swimming Pool	1969	Yes	No	86,809	861,286	476,273	3,145,479	30	15
000569	Pool, Memorial	2902 Marcy Ave.	8	4,482	Public Facility	Park And Recreation	Swimming Pool	1969	Yes	No	24,446	814,804	243,169	3,973,876	21	15
001212	Pool, Swanson-Standley	3585 Governor Dr.	1	6,333	Public Facility	Park And Recreation	Swimming Pool	1976	Yes	No	21,495	850,630	327,747	3,629,189	24	15
010093	Pool, Tierrasanta Community	12238 Clairemont Mesa Blvd.	7	14,581	Public Facility	Park And Recreation	Swimming Pool	1996	Yes	No	58,193	3,088,679	1,410,341	11,576,877	27	15
001026	Pool, Vista Terrace	301 Athey Ave.	8	5,184	Public Facility	Park And Recreation	Swimming Pool	1972	Yes	No	73,602	720,475	129,423	4,431,024	18	15
010371	Rancho Penasquitos Skate Park- Comfort	10111 Carmel Mountain Road	5	431	Public Facility	Park And Recreation	Comfort Station	2005	No	Yes	407	24,323	0	192,804	13	15
001459	Recreation Center, Adams	3491 Adams Ave.	3	2,362	Public Facility	Park And Recreation	Recreation Center	1987	No	Yes	764	588,288	386,162	1,352,599	44	15
000557	Recreation Center, Allied Gardens	5155 Greenbrier Rd.	7	10,585	Public Facility	Park And Recreation	Recreation Center	1961	Yes	Yes	31,207	2,270,694	1,401,504	6,002,648	38	15
001072	Recreation Center, Azalea	2596 Violet Ave.	9	2,200	Public Facility	Park And Recreation	Recreation Center	1973	Yes	Yes	40,997	308,630	155,966	1,291,070	27	15

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001268	Recreation Center, Cabrillo	3051 Canon St.	2	2,000	Public Facility	Park And Recreation	Recreation Center	1980	Yes	Yes	7,858	500,326	340,297	1,119,240	45	15
000495	Recreation Center, Cadman	4280 Avati Dr.	2	2,800	Public Facility	Park And Recreation	Recreation Center	1971	No	Yes	13,373	476,301	254,414	1,568,392	31	15
010008	Recreation Center, Canyonside	12350 Black Mountain Rd.	6	15,000	Public Facility	Park And Recreation	Recreation Center	1992	No	Yes	52,667	2,680,602	1,329,156	9,360,750	29	15
010305	Recreation Center, Carmel Mountain Ranch	10152 Rancho Carmel Dr.	5	10,600	Public Facility	Park And Recreation	Recreation Center	1997	Yes	No	8,400	29,936	0	6,174,712	1	15
010304	Recreation Center, Carmel Valley	3777 Townsgate Drive	1	23,150	Public Facility	Park And Recreation	Recreation Center	1999	Yes	No	15,759	2,877,777	862,575	13,539,741	21	15
000491	Recreation Center, Colina Del Sol	5319 Orange Ave.	9	15,440	Public Facility	Park And Recreation	Recreation Center	1962	Yes	No	34,668	2,863,069	1,561,474	8,908,417	33	15
009998	Recreation Center, Doyle Community	8175 Regents Road	1	17,400	Public Facility	Park And Recreation	Recreation Center	1992	Yes	Yes	186,265	1,982,841	644,057	10,166,994	21	15
000294	Recreation Center, Encanto	6508 Wunderlin Ave.	4	10,503	Public Facility	Park And Recreation	Recreation Center	1964	Yes	Yes	53,453	1,465,310	613,793	6,033,133	25	15
000512	Recreation Center, Golden Hill 2600 Golf Course Dr.	2743 Golf Course Dr.	3	10,503	Public Facility	Park And Recreation	Recreation Center	1964	Yes	No	135,074	1,810,764	1,000,111	6,304,846	31	15
010279	Recreation Center, Gym, Scripps Ranch Community	11454 Blue Cypress Dr.	5	12,078	Public Facility	Park And Recreation	Recreation Center	2000	No	Yes	28,095	80,252	0	7,126,020	2	15
010254	Recreation Center, Hilltop Community Park	9711 Oviedo Way	5	5,400	Public Facility	Park And Recreation	Recreation Center	1998	Yes	Yes	1,565	552,845	83,622	3,138,588	18	15
001074	Recreation Center, Kearny Mesa	3170 Armstrong St.	7	11,162	Public Facility	Park And Recreation	Recreation Center	1973	Yes	Yes	46,504	2,328,842	1,413,646	6,411,341	37	15
000481	Recreation Center, La Jolla	615 Prospect St.	1	7,920	Public Facility	Park And Recreation	Recreation Center	1915	No	No	20,144	2,347,231	1,608,588	5,058,583	47	15
000775	Recreation Center, Linda Vista	7064 Levant St.	7	6,103	Public Facility	Park And Recreation	Recreation Center	1955	Yes	Yes	4,935	1,124,601	604,489	3,500,315	32	15
001490	Recreation Center, Martin Luther King	6401 Skyline Dr.	4	15,088	Public Facility	Park And Recreation	Recreation Center	1986	Yes	Yes	172,506	1,860,934	776,459	8,379,875	24	15
000496	Recreation Center, Memorial	2902 Marcy Ave.	8	13,060	Public Facility	Park And Recreation	Recreation Center	1944	Yes	No	10,650	1,294,617	153,904	7,675,754	17	15
001236	Recreation Center, Mira Mesa	8575 New Salem St.	6	10,825	Public Facility	Park And Recreation	Recreation Center	1976	No	No	36,941	3,270,289	2,357,743	6,329,919	52	15
009937	Recreation Center, MontgomeryWaller	3020 Coronado Ave.	8	10,845	Public Facility	Park And Recreation	Recreation Center	1991	Yes	No	63,664	373,878	0	6,487,913	7	15
010359	Recreation Center, Mountain View Community (New)	641 S. Boundary Street	9	18,000	Public Facility	Park And Recreation	Recreation Center	2004	Yes	No	7,560	177,720	0	12,718,980	1	15
000555	Recreation Center, North Clairemont	4421 Bannock Ave.	6	10,379	Public Facility	Park And Recreation	Recreation Center	1961	Yes	Yes	31,659	2,978,394	2,115,176	5,965,849	50	15
000488	Recreation Center, North Park (001334)(001063)	4044 Idaho St.	3	11,000	Public Facility	Park And Recreation	Recreation Center	1947	Yes	Yes	0	4,148,668	3,170,961	6,518,050	64	15
000483	Recreation Center, Ocean Beach	4726 Santa Monica Ave.	2	12,918	Public Facility	Park And Recreation	Recreation Center	1946	No	No	13,776	3,386,111	2,287,415	7,416,482	46	15
000875	Recreation Center, Old, San Ysidro, Casa	212 East Park Blvd.	3	7,242	Public Facility	Park And Recreation	Recreation Center	1957	Yes	Yes	20,082	3,087,245	2,426,391	4,539,575	68	15
000497	Recreation Center, Pacific Beach	1405 Diamond St.	2	12,800	Public Facility	Park And Recreation	Recreation Center	1948	No	No	43,973	2,637,291	1,579,625	7,344,256	37	15

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001075	Recreation Center, Paradise Hills	6610 Potomac St.	4	12,585	Public Facility	Park And Recreation	Recreation Center	1973	Yes	Yes	89,175	507,449	0	7,210,072	8	15
009941	Recreation Center, Penn Athletic Area	2550 Dusk Dr.	4	2,880	Public Facility	Park And Recreation	Recreation Center	1992	Yes	Yes	20,841	488,451	238,606	1,804,579	28	15
000484	Recreation Center, Presidio	2811 Jackson St.	3	8,527	Public Facility	Park And Recreation	Recreation Center	1946	Yes	No	28,118	1,641,639	944,190	4,837,111	35	15
010052	Recreation Center, Rancho Bernardo	18448 West Bernardo Dr.	5	14,258	Public Facility	Park And Recreation	Recreation Center	1994	Yes	No	45,774	2,043,550	812,456	8,512,454	25	15
001027	Recreation Center, Robb Field	2525 Bacon St.	2	4,800	Public Facility	Park And Recreation	Recreation Center	1972	Yes	No	20,343	984,701	610,556	2,629,920	38	15
000756	Recreation Center, San Carlos	6445 Lake Badin Ave.	7	10,800	Public Facility	Park And Recreation	Recreation Center	1970	Yes	Yes	25,377	3,906,532	3,035,094	5,978,772	66	15
000511	Recreation Center, Santa Clara Point	1008 Santa Clara Pl.	2	5,032	Public Facility	Park And Recreation	Recreation Center	1948	No	No	2,995	1,643,086	1,232,978	2,754,014	60	15
010280	Recreation Center, Scripps Ranch Community	11778 Cypress Canyon Rd	5	18,170	Public Facility	Park And Recreation	Recreation Center	2000	No	No	16,901	1,258,182	0	9,682,662	13	15
000480	Recreation Center, Serra Mesa	9020 Village Glen Dr.	7	10,270	Public Facility	Park And Recreation	Recreation Center	1964	Yes	Yes	40,431	1,451,992	596,083	5,975,600	25	15
001233	Recreation Center, Silverwing	3737 Arey Dr.	8	2,095	Public Facility	Park And Recreation	Recreation Center	1976	Yes	No	0	462,989	291,418	1,143,807	40	15
000758	Recreation Center, Skyline	8285 Skyline Dr.	4	10,800	Public Facility	Park And Recreation	Recreation Center	1965	Yes	Yes	69,183	1,332,054	470,822	6,202,764	23	15
001067	Recreation Center, South Bay	1885 Coronado Ave.	8	7,714	Public Facility	Park And Recreation	Recreation Center	1974	Yes	Yes	31,005	1,145,428	512,419	4,426,756	27	15
000771	Recreation Center, South Clairemont	3605 Clairemont Dr.	2	3,960	Public Facility	Park And Recreation	Recreation Center	1955	No	Yes	9,540	647,592	327,201	2,199,542	30	15
000299	Recreation Center, Southcrest	4149 Newton Ave.	9	10,272	Public Facility	Park And Recreation	Recreation Center	1964	Yes	Yes	14,496	853,392	42,774	5,500,759	16	15
001265	Recreation Center, SouthEast Sports Field	1035 South 45th Street	9	2,390	Public Facility	Park And Recreation	Recreation Center	1979	Yes	Yes	4,145	366,706	164,889	1,373,079	27	15
001213	Recreation Center, Standley	3585 Governor Dr.	1	16,795	Public Facility	Park And Recreation	Recreation Center	1976	No	No	61,598	3,812,101	2,369,832	10,025,775	39	15
001264	Recreation Center, Stockton	330 32nd St.	8	3,000	Public Facility	Park And Recreation	Recreation Center	1978	Yes	Yes	9,203	250,485	10,770	1,659,450	16	15
000482	Recreation Center, Tecolote	4675 Tecolote Rd.	2	1,664	Public Facility	Park And Recreation	Recreation Center	1971	No	No	0	578,703	443,208	903,302	64	15
009951	Recreation Center, Tierrasanta	11220 Clairemont Mesa Blvd.	7	17,000	Public Facility	Park And Recreation	Recreation Center	1990	Yes	No	48,616	2,107,148	424,416	11,542,320	19	15
001402	Recreation Center, Tierrasanta (Old)	11220 Clairemont Mesa Blvd.	7	1,600	Public Facility	Park And Recreation	Recreation Center	1985	No	Yes	6,843	594,922	464,890	912,496	66	15
010238	Recreation Ctr, Pool and Comf Sta. City Hts. (Urban Village)	4380 Landis Street	9	8,833	Public Facility	Park And Recreation	Recreation Center	1996	Yes	No	20,124	368,715	0	4,998,418	8	15
010593	Robb Field Comfort Station West Entrance	W. Point Loma Blvd. and Bacon	2	656	Public Facility	Park And Recreation	Comfort Station	1998	No	Yes	994	6,438	0	273,047	3	15
010381	Robb Field Skateboard Park, Comfort Station	2525 Bacon Street	2	500	Public Facility	Park And Recreation	Comfort Station	2005	No	No	569	5,025	0	190,405	3	15

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010527	San Ysidro Boys' Club	179 Diza Road	8	13,943	Public Facility	Park And Recreation	Youth Center	1985	No	Yes	28,306	1,614,357	416,572	8,173,944	20	15
000336	Senior Center, Encanto	6555 Broadway Ave.	4	1,219	Public Facility	Park And Recreation	Senior Center	1967	Yes	Yes	17,250	128,517	34,234	743,553	20	15
000840	Senior Center, La Jolla	1160 Coast Blvd.	1	2,461	Public Facility	Park And Recreation	Senior Center	1939	No	Yes	2,633	21,069	0	1,364,969	2	15
001241	Senior Center, Memorial	610 South 30th St.	8	1,270	Public Facility	Park And Recreation	Senior Center	1976	No	Yes	48,501	281,387	209,815	800,481	41	15
009818	Senior Center, Mira Mesa	8460 Mira Mesa Blvd.	6	3,672	Public Facility	Park And Recreation	Senior Center	1987	Yes	No	11,457	465,389	138,671	2,254,498	21	15
000813	Senior Center, N. Park Community Adult	2719 Howard Ave.	3	3,990	Public Facility	Park And Recreation	Senior Center	1969	No	Yes	0	1,407,658	1,088,029	2,130,860	66	15
001263	Senior Center, Paradise	1880 Logan Ave.	8	2,500	Public Facility	Park And Recreation	Senior Center	1983	Yes	Yes	31,785	903,851	711,929	1,491,375	63	15
902002	Senior Center, Rancho Bernardo, Joslyn (L)	18402 W. Bernardo Dr.	5	7,500	Public Facility	Park And Recreation	Senior Center	1989	Yes	No	11,779	1,265,663	626,664	4,338,525	29	15
001240	Senior Center, San Ysidro	125 East Park	8	2,787	Public Facility	Park And Recreation	Senior Center	1979	Yes	Yes	0	1,166,554	904,286	1,748,452	67	15
001025	Senior Center, Southcrest	#40th and Newton	9	1,250	Public Facility	Park And Recreation	Senior Center	1970	Yes	Yes	6,126	266,643	160,707	747,075	37	15
010391	Serra Mesa - Kearny Mesa Library	9005 Aero Drive	7	15,763	Public Facility	Library	Library	2005	Yes	No	13,218	537,096	0	11,066,257	5	15
001062	Shuffleboard, Covered Court, North Park	2719 Howard St.	3	5,124	Public Facility	Park And Recreation	Recreation Center	1969	No	Yes	1,442	158,541	109,470	336,749	48	15
3000134 3	South Clairemont Picnic Shelter	3605 Clairemont Dr.	2	840	Public Facility	Park And Recreation	Park Shelter	2005	No	No	2,033	6,586	0	61,925	14	15
3000133 9	South Shores Lagoon Picnic Shelter	404 Sea World Drive	2	1,894	Public Facility	Park And Recreation	Park Shelter	2005	No	No	1,050	14,849	0	125,023	13	15
010370	South Village Neighborhood Park - Comfort Station	14756 Via Azul	5	406	Public Facility	Park And Recreation	Comfort Station	2005	No	No	676	0	0	162,039	0	15
010466	Stonebridge Park and Comfort Station	15030 Sycamore Trail Rd	5	594	Public Facility	Park And Recreation	Comfort Station	2007	No	Yes	181	6,721	0	222,423	3	15
000863	Storage and Restrooms, Garage, Mount Hope	3751 Market St.	9	4,876	Public Facility	Park And Recreation	Comfort Station	1958	Yes	Yes	3,386	316,131	142,972	1,176,969	27	15
3000133 8	SW Vacation Isle Picnic Shelter	2800 Ingraham Street	2	795	Public Facility	Park And Recreation	Park Shelter	2005	No	No	1,050	6,233	0	52,478	14	15
3000133 1	Sycamore Canyon-Park Comfort Station	13745 Stonebridge Parkway	5	212	Public Facility	Park And Recreation	Comfort Station	2011	No	No	0	0	0	83,500	0	15
010473	Teralta Neighborhood Park and Comfort Station	4035 Polk Ave	9	132	Public Facility	Park And Recreation	Comfort Station	2008	No	Yes	4,200	29,255	15,246	121,394	28	15
000798	Ticket Booth, Balboa Star Light Bowl	2005 Pan American Plaza	3	2,130	Public Facility	Park And Recreation	Kiosk	1932	No	Yes	9,640	512,573	294,374	1,518,924	34	15
010358	Tierrasanta Tennis Clubhouse	11220 Clairemont Mesa Blvd.	7	480	Public Facility	Park And Recreation	Recreation Center	2006	No	Yes	0	10,133	0	141,240	7	15
010400	University Gardens, Neighborhood Park, Comfort	4900 Governor Dr.	1	188	Public Facility	Park And Recreation	Comfort Station	2000	No	Yes	496	12,830	447	85,856	16	15

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000763	Veterans War Memorial	3325 Zoo Drive	3	21,000	Public Facility	Park And Recreation	Public Event Site	1950	Yes	Yes	64,076	3,691,781	2,059,298	11,310,390	33	15
010465	Ward Canyon Park Comfort Station	4661 North 39th Street	3	190	Public Facility	Park And Recreation	Comfort Station	2008	No	No	0	1,125	0	77,968	1	15
Semi-Public Facilities																
010347	(R) Fire Station 44	10011 Black Mountain Road	6	9,403	Semi-Public Facility	Fire-Rescue	Fire Station	2002	Yes	Yes	1,759	277,671	0	6,945,244	4	15
001489	Airport, Montgomery Field, Police Air Support,	#Montgomery Field	6	640	Semi-Public Facility	Police	Police Station	1986	No	No	1,044	94,959	71,236	165,114	58	15
010563	Entry Building	Two Father Junipero Serra Trail	7	320	Semi-Public Facility	Park And Recreation	Guardhouse	1999	No	Yes	0	59,539	29,301	201,587	30	15
001454	Fire Station 19	3434 Oceanview Blvd.	9	4,047	Semi-Public Facility	Fire-Rescue	Fire Station	1986	Yes	Yes	0	602,776	87,391	3,435,903	18	15
001252	Fire Station 03	725 West Kalmia St.	3	2,823	Semi-Public Facility	Fire-Rescue	Fire Station	1977	No	Yes	4,643	1,197,676	831,250	2,473,795	49	15
000206	Fire Station 04	404 8th Ave.	3	7,120	Semi-Public Facility	Fire-Rescue	Fire Station	1948	Yes	Yes	0	1,024,084	243,067	5,206,785	20	15
000208	Fire Station 05	3902 Ninth Ave.	3	4,344	Semi-Public Facility	Fire-Rescue	Fire Station	1951	No	No	0	2,143,371	1,580,708	3,751,087	57	15
000214	Fire Station 07	944 Cesar Chavez Parkway	8	5,883	Semi-Public Facility	Fire-Rescue	Fire Station	1957	Yes	Yes	4,332	1,619,904	901,668	4,817,118	34	15
000216	Fire Station 08	3974 Goldfinch St.	3	3,272	Semi-Public Facility	Fire-Rescue	Fire Station	1964	Yes	Yes	32,413	469,082	127,745	2,491,661	20	15
001254	Fire Station 10	4605 62nd St.	9	8,994	Semi-Public Facility	Fire-Rescue	Fire Station	1977	Yes	Yes	11,587	2,347,931	1,269,688	7,265,533	32	15
010353	Fire Station 11	945 25th Street	3	8,900	Semi-Public Facility	Fire-Rescue	Fire Station	1997	Yes	Yes	23,165	489,498	0	7,549,603	7	15
010386	Fire Station 12 Lincoln Park	4964 Imperial Avenue	4	11,340	Semi-Public Facility	Fire-Rescue	Fire Station	2005	Yes	Yes	10,530	564,248	0	9,302,315	6	15
001226	Fire Station 13	809 Nautilus St.	1	3,086	Semi-Public Facility	Fire-Rescue	Fire Station	1975	Yes	Yes	1,553	22,938	0	2,483,675	1	15
009982	Fire Station 14	4011 32nd St.	3	7,612	Semi-Public Facility	Fire-Rescue	Fire Station	1992	No	Yes	0	2,203,709	1,357,784	5,639,502	39	15
000226	Fire Station 15	4711 Voltaire St.	2	3,094	Semi-Public Facility	Fire-Rescue	Fire Station	1950	Yes	Yes	16,538	450,127	136,745	2,199,463	21	15
001297	Fire Station 16	2110 Via Casa Alta	1	3,036	Semi-Public Facility	Fire-Rescue	Fire Station	1983	Yes	Yes	50,943	459,692	247,163	1,756,478	29	15
009866	Fire Station 18	4676 Felton St.	3	6,619	Semi-Public Facility	Fire-Rescue	Fire Station	1989	No	Yes	2,101	1,775,246	1,046,679	4,871,121	36	15
000234	Fire Station 20	3305 Kemper St.	2	6,580	Semi-Public Facility	Fire-Rescue	Fire Station	1962	Yes	Yes	8,314	1,318,911	515,180	5,413,629	25	15
001271	Fire Station 21 (Pacific Beach)	750 Grand Ave.	2	6,480	Semi-Public Facility	Fire-Rescue	Fire Station	1982	No	No	12,568	1,061,851	231,044	5,622,502	19	15
000238	Fire Station 22	1055 Catalina Blvd.	2	2,900	Semi-Public Facility	Fire-Rescue	Fire Station	1942	No	Yes	22,500	1,396,057	1,043,992	2,497,103	57	15

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000240	Fire Station 23	2190 Comstock St.	7	4,022	Semi-Public Facility	Fire-Rescue	Fire Station	1964	No	Yes	0	1,936,660	1,427,101	3,397,062	57	15
010354	Fire Station 24	13077 Hartfield Ave.	1	8,258	Semi-Public Facility	Fire-Rescue	Fire Station	1993	No	No	17,356	2,185,355	1,161,001	6,944,730	32	15
000248	Fire Station 25	1972 Chicago St.	2	3,728	Semi-Public Facility	Fire-Rescue	Fire Station	1953	No	Yes	15,596	1,744,216	1,298,119	3,077,949	57	15
000250	Fire Station 26	2850 54th St.	4	6,237	Semi-Public Facility	Fire-Rescue	Fire Station	1954	No	Yes	0	2,758,458	2,011,824	4,977,563	55	15
000249	Fire Station 27	5064 Clairemont Dr.	6	4,216	Semi-Public Facility	Fire-Rescue	Fire Station	1955	No	Yes	34,242	852,275	374,387	3,414,201	26	15
000217	Fire Station 28	3880 Kearny Villa Rd.	6	5,660	Semi-Public Facility	Fire-Rescue	Fire Station	1958	No	Yes	32,493	2,215,629	1,574,678	4,489,625	50	15
010392	Fire Station 29, San Ysidro	198 W. San Ysidro Blvd.	8	9,800	Semi-Public Facility	Fire-Rescue	Fire Station	2005	Yes	Yes	5,025	39,593	0	7,556,682	1	15
000251	Fire Station 30	2265 Coronado Ave.	8	4,992	Semi-Public Facility	Fire-Rescue	Fire Station	1959	Yes	Yes	162	1,053,401	524,955	3,524,052	30	15
010387	Fire Station 31 Del Cerro	6002 Camino Rico	7	8,825	Semi-Public Facility	Fire-Rescue	Fire Station	2005	Yes	Yes	1,148	268,771	0	7,180,373	4	15
000252	Fire Station 32	484 Brairwood	4	3,920	Semi-Public Facility	Fire-Rescue	Fire Station	1961	Yes	Yes	17,539	576,159	130,296	3,089,352	19	15
000243	Fire Station 33	16966 Bernardo Center Dr.	5	3,920	Semi-Public Facility	Fire-Rescue	Fire Station	1969	No	No	523	295,151	0	3,132,354	9	15
000241	Fire Station 34	6565 Cowles Mt. Blvd.	7	3,510	Semi-Public Facility	Fire-Rescue	Fire Station	1963	No	Yes	13,289	870,499	459,139	2,830,991	31	15
000242	Fire Station 35	4285 Eastgate Mall	1	7,999	Semi-Public Facility	Fire-Rescue	Fire Station	1971	Yes	Yes	20,207	1,548,193	614,508	6,359,285	25	15
000022	Fire Station 36	5855 Chateau Drive	6	5,109	Semi-Public Facility	Fire-Rescue	Fire Station	1969	Yes	Yes	0	1,424,951	808,982	4,106,461	35	15
010303	Fire Station 37	11640 Spring Canyon Rd.	5	8,400	Semi-Public Facility	Fire-Rescue	Fire Station	2001	Yes	No	10,350	128,305	0	6,293,448	2	15
001266	Fire Station 38 (Mira Mesa)	8441 New Salem St.	6	3,075	Semi-Public Facility	Fire-Rescue	Fire Station	1980	Yes	Yes	6,626	447,914	140,346	2,094,629	22	15
001234	Fire Station 39	4949 La Cuenta Dr.	7	2,395	Semi-Public Facility	Fire-Rescue	Fire Station	1979	Yes	Yes	24,316	111,716	0	1,622,900	8	15
001267	Fire Station 40 (Penasquitos)	13393 Salmon River Rd.	5	7,004	Semi-Public Facility	Fire-Rescue	Fire Station	1980	Yes	Yes	23,160	1,786,556	929,250	5,869,772	31	15
009916	Fire Station 41	4914 Carroll Canyon Rd.	6	7,220	Semi-Public Facility	Fire-Rescue	Fire Station	1989	No	No	21,258	748,418	0	6,243,712	12	15
009881	Fire Station 42	12119 World Trade Dr.	5	5,100	Semi-Public Facility	Fire-Rescue	Fire Station	1988	Yes	Yes	9,547	610,968	52,648	3,785,781	16	15
010057	Fire Station 43	1590 La Media Rd.	8	9,924	Semi-Public Facility	Fire-Rescue	Fire Station	1995	Yes	Yes	80,404	2,295,675	1,087,041	8,593,589	28	15
010775	Fire Station 45 (C)	9366 Friars Road	7	16,897	Semi-Public Facility	Fire-Rescue	Fire Station	2015	No	No	0	0	0	14,840,466	0	15
010382	Fire Station 46	14556 Lazanja Dr	5	9,805	Semi-Public Facility	Fire-Rescue	Fire Station	2005	Yes	Yes	26,002	174,557	0	7,068,523	3	15
001257	Fire Station 6	693 Twining Ave.	8	1,800	Semi-Public Facility	Fire-Rescue	Fire Station	1978	No	Yes	11,076	236,358	28,253	1,461,204	17	15

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001270	Fire Station 9 (La Jolla)	7870 Ardath Lane	1	6,486	Semi-Public Facility	Fire-Rescue	Fire Station	1979	No	Yes	20,113	984,110	323,485	4,538,254	22	15
000142	Lifeguard Station, South Mission Beach	Foot of Avalon Ct.	2	1,176	Semi-Public Facility	Fire-Rescue	Lifeguard Station	1975	No	No	607	209,588	135,784	496,072	42	15
001283	Lifeguard Station, Tower, Mission Beach	# Belmont Park, Mission Beach	2	4,794	Semi-Public Facility	Fire-Rescue	Lifeguard Station	1976	No	No	24,380	1,851,267	1,372,938	3,351,390	56	15
000281	Lifeguard Station, Tower, Ocean Beach	1950 Abbott St.	2	3,341	Semi-Public Facility	Fire-Rescue	Lifeguard Station	1981	No	Yes	29,704	783,263	490,808	2,147,728	38	15
001413	Lifeguard, Garage, Northern	811 Nautilus St.	1	1,716	Semi-Public Facility	Fire-Rescue	Lifeguard Station	1985	No	No	3,192	34,414	11,050	177,040	21	15
000565	Lifeguard, Headquarters, Services and Coastal Division	2581 Quivira Ct.	2	5,491	Semi-Public Facility	Fire-Rescue	Lifeguard Station	1962	No	No	13,008	1,787,351	1,248,875	3,676,554	49	15
010450	Northwestern Area Police Substation	12592 El Camino Real	1	21,760	Semi-Public Facility	Police	Police Station	2007	Yes	No	16,547	268,301	0	11,115,878	3	15
010384	Pacific Bch South, Lifeguard Tower	700 Grand Avenue	2	4,167	Semi-Public Facility	Fire-Rescue	Lifeguard Station	2005	No	No	28,942	116,180	0	3,059,953	5	15
010456	Pacific Highland Ranch Fire Station 47	6041 Edgewood Bend Ct	1	13,036	Semi-Public Facility	Fire-Rescue	Fire Station	2007	Yes	Yes	7,148	361	0	11,171,982	0	15
001485	Police Station Headquarters	1401 Broadway	3	434,722	Semi-Public Facility	Police	Police Station	1987	Yes	Yes	3,642,057	64,228,745	8,224,770	397,640,213	17	15
010278	Police Station, Central, Lincoln Park	2501 Imperial Ave	8	26,000	Semi-Public Facility	Police	Police Station	2000	Yes	Yes	37,403	1,912,281	0	15,346,500	13	15
010049	Police Station, Mid City	4310 Landis St.	9	34,278	Semi-Public Facility	Police	Police Station	1995	No	Yes	84,795	3,777,098	1,300,658	17,074,900	23	15
001059	Police Station, Northern	4275 Eastgate Mall	1	14,921	Semi-Public Facility	Police	Police Station	1971	Yes	No	48,684	1,916,520	877,015	7,254,590	27	15
010006	Police Station, Southern	1120 27th St.	8	21,442	Semi-Public Facility	Police	Police Station	1992	Yes	Yes	51,372	980,007	0	12,710,174	8	15
000770	Police Storefront, Star Pal - Colina Del Sol	5319 Orange Ave.	9	1,450	Semi-Public Facility	Park And Recreation	Police Storefront	1954	Yes	Yes	0	287,281	179,179	720,679	40	15
001275	Police Substation, Eastern Division	9225 Aero Dr.	7	17,048	Semi-Public Facility	Police	Police Station	1988	Yes	No	5,562	1,416,203	256,859	7,766,046	18	15
001276	Police Substation, NorthEastern Division	13396 Salmon River Rd.	5	17,859	Semi-Public Facility	Police	Police Station	1988	No	Yes	99,843	2,112,402	973,277	8,259,788	27	15
001277	Police Substation, SouthEastern Division	7222 Skyline Dr.	4	16,472	Semi-Public Facility	Police	Police Station	1986	Yes	Yes	30,960	1,745,753	641,207	7,570,037	23	15
001278	Police Substation, Western Division (Security Alarm)	5215 Gaines St.	2	18,400	Semi-Public Facility	Police	Police Station	1984	Yes	Yes	0	5,530,001	4,190,380	8,930,808	62	15
City Office/Work Yard/ Operations Facilities																
010339	Aero Drive Trailer Extension Office Field	9485 Aero Drive	7	3,024	City Office/Work Yard/Oper.	Public Works	Office	2001	Yes	No	0	2,368	0	431,192	1	20
009841	Balboa Park- Nursery, Hot Houses, 4 Connected	2850 Pershing Dr.	3	8,172	City Office/Work Yard/Oper.	Park And Recreation	Nursery	1989	No	No	0	255,203	142,495	563,541	45	20
900087	Balboa Park, Nursery, Headhouse 2	2850 Pershing Dr.	3	3,000	City Office/Work Yard/Oper.	Park And Recreation	Nursery	1989	Yes	Yes	0	272,644	79,042	968,010	28	20

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000738	Balboa Park, Storage, Flammable	# Behind Auto Museum	3	241	City Office/Work Yard/Oper.	Park And Recreation	Storage	1940	No	No	0	15,708	6,487	46,101	34	20
000298	Bank, Graffiti Exchange, Chollas	2711 Caminito Chollas	4	926	City Office/Work Yard/Oper.	Development Services	Storage	1964	Yes	Yes	6,310	357,177	267,010	482,381	75	20
010453	Beyer Blvd Ranger Station	2155 Beyer Blvd.	8	630	City Office/Work Yard/Oper.	Park And Recreation	Ranger Station	2007	No	No	378	0	0	298,645	0	20
009971	Blockhouse, Radio, Black Mountain, 800 MHZ, UHF	#Black Mountain	5	325	City Office/Work Yard/Oper.	Information Technology	Blockhouse	1991	No	No	2,556	19,751	0	203,268	11	20
009974	Blockhouse, Radio, Cowles Mountain (800 MHZ)	6902 Barker Wy.	7	688	City Office/Work Yard/Oper.	Information Technology	Blockhouse	1991	No	No	4,892	50,473	0	435,745	13	20
009972	Blockhouse, Radio, Encanto, 800MHZ, UHF	#Aviation Dr. WaterTank	4	288	City Office/Work Yard/Oper.	Information Technology	Blockhouse	1991	No	No	2,086	10,844	0	177,535	7	20
000035	Blockhouse, Radio, Lyons Peak	#Off Lyons Vly Rd.	NA	704	City Office/Work Yard/Oper.	Information Technology	Blockhouse	1961	No	No	16,395	83,265	19,556	400,520	25	20
009973	Blockhouse, Radio, Mt. Soledad, 800 MHZ, UHF	2077 Via Casa Alta	1	360	City Office/Work Yard/Oper.	Information Technology	Blockhouse	1991	No	No	2,549	54,972	10,869	233,262	25	20
000036	Blockhouse, Radio, Mt. Woodson	#Off Mt. Woodson Rd.	NA	700	City Office/Work Yard/Oper.	Information Technology	Blockhouse	1967	No	No	6,786	46,452	0	286,860	19	20
900528	Blockhouse, Radio, Mt. Woodson	#Mt Woodson Rd.	NA	600	City Office/Work Yard/Oper.	Information Technology	Blockhouse	1992	No	No	8,652	8,352	0	360,576	5	20
009977	Blockhouse, Radio, North City Site (800MHZ)	16255 Bandy Canyon Rd.	5	288	City Office/Work Yard/Oper.	Information Technology	Blockhouse	1992	No	No	3,631	50,254	17,298	182,932	29	20
001002	Blockhouse, Radio, Point Loma	#Catalina Blvd. & Mills St.	2	624	City Office/Work Yard/Oper.	Information Technology	Blockhouse	1971	No	No	8,366	42,803	0	327,400	16	20
001471	Blockhouse, Radio, San Ysidro	4350 Otay Mesa Rd.	8	1,600	City Office/Work Yard/Oper.	Information Technology	Blockhouse	1987	Yes	No	11,819	214,090	38,878	935,152	24	20
009978	Blockhouse, Radio, Wild Animal Park (800MHZ)	17400Old Battlefield Rd.	5	144	City Office/Work Yard/Oper.	Information Technology	Blockhouse	1992	No	No	2,644	37,868	17,186	116,631	35	20
001229	Booth, Spray Paint, Central	#20th and 'B' Street, Central Operations	3	450	City Office/Work Yard/Oper.	Public Works	Shop	1976	Yes	No	0	42,475	21,928	102,735	41	20
3000129 1	Chollas Communications Master Site	2781 Caminito Chollas	4	1,050	City Office/Work Yard/Oper.	Information Technology	Office	2007	No	Yes	0	18,268	0	707,175	3	20
010260	Chollas Streets Division ElectricalTraffic Signal	2781 Caminito Chollas	4	5,010	City Office/Work Yard/Oper.	Public Works	Office	1999	No	No	4,785	787,407	189,930	3,011,311	26	20
257	Chollas Streets, Storm Water	2781 Caminito Chollas	4	4,244	City Office/Work Yard/Oper.	Public Works	Office	1962	Yes	Yes	34,700	1,282,641	795,389	2,609,763	50	20
000001	City Administration Building	202 C Street	3	182,400	City Office/Work Yard/Oper.	Public Works	Office	1965	Yes	No	212,768	69,497,872	38,219,645	157,454,976	44	20
CCP	Civic Center Plaza	1200 3rd Avenue	3	283,175	City Office/Work Yard/Oper.	Real Estate Assets	Office	1972	No	Yes	1,902,300	15,185,628	0	250,037,862	7	20
000295	Comfort Station, Pistol Range	4008 Federal Blvd.	9	448	City Office/Work Yard/Oper.	Police	Event/Break Area	1934	No	Yes	7,827	83,958	52,966	194,092	47	20
010302	Commerical Coach P and R - Northern Trailer	12115A Black Mountain Rd.	6	701	City Office/Work Yard/Oper.	Park And Recreation	Office	2002	No	No	753	8,010	0	127,386	7	20
010301	Communication Room Fire and Life Safety	2581 Quivera Ct.	2	260	City Office/Work Yard/Oper.	Fire-Rescue	Equipment Room	1990	No	No	0	8,504	1,788	33,576	25	20
000038	Communications Division, Central	1220 Caminito Centro	3	26,250	City Office/Work Yard/Oper.	Information Technology	Office	1947	No	No	29,556	3,895,515	1,729,941	10,975,650	36	20

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000046	Communications, Special Systems Group, Central	#20th and B Street, Central Operations	3	4,800	City Office/Work Yard/Oper.	Information Technology	Office	1948	No	Yes	15,677	275,619	0	1,791,360	16	20
010344	Construction Trailer, Chollas- Storm Water	2781 Caminito Chollas	4	1,440	City Office/Work Yard/Oper.	Transportation and Storm Water	Office	1993	No	No	780	106,059	21,951	424,440	25	20
000008	DRC, Development Review Center	1222 1st. Avenue	3	217,669	City Office/Work Yard/Oper.	Public Works	Office	1970	Yes	No	82,396	128,774,176	94,307,712	172,744,295	75	20
010082	Engineering and Development, Laboratory, Materials Testing	9515 Aero Dr.	7	9,564	City Office/Work Yard/Oper.	Public Works	Laboratory	1995	Yes	No	1,700	1,036,658	0	5,606,034	19	20
010083	Engineering and Development, Offices, Materials Testing	9491 Aero Dr.	7	5,316	City Office/Work Yard/Oper.	Public Works	Laboratory	1995	Yes	No	11,869	571,348	0	3,060,581	19	20
000297	Equip, Acquisition and Fitting, Chollas	2711 Caminito Chollas	4	2,654	City Office/Work Yard/Oper.	Public Works	Equipment Room	1964	No	No	0	639,369	413,226	1,130,710	57	20
000264	Equip., Auto Repair Shop and Office, Chollas	2740 Caminito Chollas	4	25,800	City Office/Work Yard/Oper.	Public Works	Vehicle Facility	1962	Yes	No	30,754	7,024,950	4,377,044	13,393,296	53	20
000263	Equip., Fab Shop and Spray Booths, Chollas	2740 Caminito Chollas	4	22,516	City Office/Work Yard/Oper.	Public Works	Shop	1962	Yes	No	21,130	6,201,350	3,775,395	12,235,420	51	20
010285	Equipment Division, Training Center	2750 Caminito Chollas	4	2,502	City Office/Work Yard/Oper.	Public Works	Training Area	2001	No	No	18,968	33,046	0	1,297,087	4	20
001228	Fac. Maint, Locksmith Shop, Central	#20th and 'B' Street, Central Operations	3	4,500	City Office/Work Yard/Oper.	Public Works	Shop	1976	Yes	No	22,680	430,425	188,874	1,321,155	34	20
000033	Fac. Maint., HVAC Shop (3461, 000061, 000062), Central	20th & B Street, Central Operations	3	4,500	City Office/Work Yard/Oper.	Public Works	Shop	1955	No	No	14,813	261,874	22,238	1,272,240	22	20
000042	Fac. Maint., Offices and Craft Shops, Central	1275 Caminito Centro	3	14,525	City Office/Work Yard/Oper.	Public Works	Office	1947	No	No	5,055	1,182,539	194,753	4,964,209	24	20
000043	Fac. Maint., Paint Shop and Storage, Central	#20th and 'B' Street, Central Operations	3	4,500	City Office/Work Yard/Oper.	Public Works	Shop	1976	Yes	No	5,907	383,270	125,234	1,319,715	29	20
000030	Facilities Maintenance, Central	1970 B Street	3	28,130	City Office/Work Yard/Oper.	Public Works	Office	1947	Yes	No	0	9,967,327	5,812,188	20,775,693	48	20
000048	Facilities Maintenance, Environmental Svcs., Central	20th & B Street, Central Operations	3	1,950	City Office/Work Yard/Oper.	Public Works	Office	1955	No	No	7,050	65,968	0	560,918	13	20
009926	Fire Department Communications Center	3750 Kearny Villa Rd.	6	11,563	City Office/Work Yard/Oper.	Fire-Rescue	Office	1993	Yes	Yes	4,761	917,972	0	10,841,584	9	20
001348	Fire Department Training Tower	3870 Kearney Villa Rd.	6	1,549	City Office/Work Yard/Oper.	Fire-Rescue	Training Area	1983	No	No	0	295,387	184,141	556,230	53	20
000215	Fire Repair Facility	3870 Kearny Villa Rd.	6	17,704	City Office/Work Yard/Oper.	Fire-Rescue	Vehicle/Repair Facility	1968	Yes	No	3,938	2,600,423	1,133,689	7,353,356	35	20
010095	Fleet-Equip. Div., Wash Rack, Vehicle, Automated, Central, 20th. and B.(R)	1210 Caminito Centro	3	2,175	City Office/Work Yard/Oper.	Public Works	Vehicle Facility	1996	No	No	0	695,047	551,540	717,533	97	20
010094	Fleet-Equip. Div., Wash, Vehicle, Automated, Chollas	2740 Caminito Chollas	4	2,175	City Office/Work Yard/Oper.	Public Works	Vehicle Facility	1996	No	No	0	551,896	378,097	869,000	64	20
010096	Fleet-Equip. Div., Wash, Vehicle, Automated, Rose Canyon	3775 Morena Blvd.	2	2,175	City Office/Work Yard/Oper.	Public Works	Vehicle Facility	1996	No	No	0	495,681	392,913	513,844	96	20
000554	Garage, Presidio Park	#Taylor St. Near The Indian Statue	3	840	City Office/Work Yard/Oper.	Park And Recreation	Vehicle Facility	1963	No	Yes	0	69,543	30,238	196,526	35	20

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001346	Guardhouse and Gate, Main Entry, Chollas	#Caminito Chollas	4	36	City Office/Work Yard/Oper.	Transportation and Storm Water	Guardhouse	1983	No	No	1,163	22,898	17,517	32,721	74	20
001347	Guardhouse and Gate, Main Entry, Rose Canyon	3775 Morena Blvd.	2	32	City Office/Work Yard/Oper.	Transportation and Storm Water	Guardhouse	1983	No	No	0	3,362	2,165	5,981	56	20
000052	Guardhouse, Main Entrance, Central	#20th and 'B' Street, Central Operations	3	210	City Office/Work Yard/Oper.	Public Works	Guardhouse	1956	No	No	311	59,555	35,084	123,913	48	20
001296	IT and C, Communications, Storage and Cell Work	#Caminito Centro Facing Rader Hall	3	2,400	City Office/Work Yard/Oper.	Information Technology	Storage	1983	Yes	No	0	265,196	124,950	701,232	38	20
001255	Kearny Solar Unit (used as storage)	3170 Armstrong St.	7	3,600	City Office/Work Yard/Oper.	Park And Recreation	Storage	1985	No	No	21,975	379,366	223,883	887,292	45	20
KCHS	King Chavez High School	201 A Street	3	35,040	City Office/Work Yard/Oper.	Real Estate Assets	Office	1954	No	Yes	19,835	7,609,250	2,696,855	24,661,152	31	20
3000127 3	La Jolla Shores, Rescue Vehicle Facility	8302 Camino Del Oro, Unit #2, Block 27	1	860	City Office/Work Yard/Oper.	Fire-Rescue	Vehicle Facility	2012	No	No	0	0	0	70,425	0	20
010322	Lake, Chollas Park, Ranger Station	6350 College Grove	4	296	City Office/Work Yard/Oper.	Park And Recreation	Ranger Station	2002	No	Yes	0	29,218	11,962	86,281	34	20
009970	Lake, Chollas, Boat House	6350 College Grove	4	290	City Office/Work Yard/Oper.	Park And Recreation	Residence	1971	No	Yes	0	33,160	11,845	106,578	31	20
010413	Lifeguard Headquarters boat dock	2581 Quivera Ct.	2	5,000	City Office/Work Yard/Oper.	Fire-Rescue	Boat Dock	2008	No	No	0	0	0	799,400	0	20
050007	Lifeguard Sleeper Trailer(L)	811 Nautilus Dr.	1	300	City Office/Work Yard/Oper.	Fire-Rescue	Residence	1997	No	No	1,151	3,799	0	87,909	6	20
010324	Mechanical Room, Carmel Valley Pool	3777 Townsgate Drive	1	1,133	City Office/Work Yard/Oper.	Park And Recreation	Equipment Room	1999	Yes	No	234	122,384	10,168	562,251	22	20
010399	Miramar Place, Environmental Services, Manual Truck Wash and Steam Cleaner	8353 Miramar Place	1	1,000	City Office/Work Yard/Oper.	Environmental	Vehicle Facility	2006	No	No	23,712	0	0	287,130	8	20
010249	Miramar Place, Environmental, Collections, Vehicle Wash	8353 Miramar Place	1	5,200	City Office/Work Yard/Oper.	Environmental	Vehicle Facility	1998	No	No	50,278	124,275	0	1,649,960	11	20
000860	Mount Hope Cemetery Administration	3751 Market St.	9	1,861	City Office/Work Yard/Oper.	Park And Recreation	Office	1964	Yes	No	2,495	589,541	382,093	1,049,716	56	20
010451	Northwestern Area Police Vehicle Maintenance	12610 El Camino Real	1	10,067	City Office/Work Yard/Oper.	Police	Vehicle Facility	2007	Yes	No	1,689	123,824	0	4,833,066	3	20
TBD	NTC Building 619	2455 Cushing Rd	2	20,524	City Office/Work Yard/Oper.	Park And Recreation	Office	1991	No	Yes	0	4,811,772	2,404,841	12,034,658	40	20
010211	NTC-610, Camp Nimitz, Fire Fighter Maintenance	4116 McCain Wy.	2	2,882	City Office/Work Yard/Oper.	Fire-Rescue	Shop	1990	No	No	0	456,999	251,633	1,026,828	45	20
009840	Nursery, Office, Staff- Balboa Park	2850 Pershing Dr.	3	1,200	City Office/Work Yard/Oper.	Park And Recreation	Office	1989	No	Yes	23,616	262,580	164,681	607,572	47	20
009887	Nursery, Shade House 2	2850 Pershing Dr.	3	9,600	City Office/Work Yard/Oper.	Park And Recreation	Nursery	1989	No	No	0	85,536	3,514	410,112	21	20
009842	Nursery, Shade House, 1	2850 Pershing Dr.	3	14,000	City Office/Work Yard/Oper.	Park And Recreation	Nursery	1989	No	No	0	77,700	0	461,020	17	20
009839	Nursery, Storage- Balboa Park	2850 Pershing Dr.	3	3,000	City Office/Work Yard/Oper.	Park And Recreation	Storage	1989	No	No	0	211,799	51,545	801,270	26	20
000600	Office, Museum Of Man	1350 El Prado	3	16,609	City Office/Work Yard/Oper.	Park And Recreation	Office	1911	Yes	No	19,500	4,753,523	2,505,529	11,337,469	42	20

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000800	Office, Presidio Park	2866 Jackson St.	3	500	City Office/Work Yard/Oper.	Park And Recreation	Office	1939	No	Yes	0	258,978	194,099	324,395	80	20
30001219	Old SDDPC Building 1 South	5965 Santa Fe St	2	42,000	City Office/Work Yard/Oper.	Information Technology	Office	1985	No	Yes	55,505	17,701,232	12,557,977	25,993,800	68	20
30001220	Old SDDPC Building 2 North	5975 Santa Fe St	2	42,370	City Office/Work Yard/Oper.	Information Technology	Office	1983	No	Yes	8,346	16,960,885	10,331,123	33,190,540	51	20
001313	Park, Pioneer, Grant School Grounds	1425 W. Washington Pl.	3	1,806	City Office/Work Yard/Oper.	Park And Recreation	Office	1983	No	Yes	15,614	316,571	149,967	911,091	36	20
000260	Parker Hall, Streets, Chollas	#Caminito Chollas	4	4,410	City Office/Work Yard/Oper.	Public Works	Office	1962	Yes	Yes	0	1,198,031	626,468	2,857,812	42	20
009884	Parks, Administration, (Old Naval Hospital 1)	2125 Park Blvd.	3	28,000	City Office/Work Yard/Oper.	Park And Recreation	Office	1914	Yes	Yes	68,187	6,994,189	2,264,408	23,989,840	29	20
000300	Parks, Service Bldg. and Offices, Rose Canyon	3775 Morena Blvd.	2	2,500	City Office/Work Yard/Oper.	Park And Recreation	Office	1964	Yes	Yes	3,076	1,119,667	826,093	1,483,250	76	20
30001299	Pershing Yard Crew Rooms (Mow Crew)	2830 Pershing Dr.	3	1,440	City Office/Work Yard/Oper.	Park And Recreation	Shop	2014	No	No	0	0	0	285,696	0	20
30001297	Pershing Yard Office Bldg (Supervisor Offices)	2830 Pershing Dr.	3	1,440	City Office/Work Yard/Oper.	Park And Recreation	Office	2014	No	No	0	0	0	674,424	0	20
30001298	Pershing Yard Restroom Bldg	2830 Pershing Dr.	3	1,440	City Office/Work Yard/Oper.	Park And Recreation	Restroom	2014	No	No	0	0	0	346,176	0	20
30001300	Pershing Yard Tree, Turf and Support Crew	2830 Pershing Dr.	3	1,440	City Office/Work Yard/Oper.	Park And Recreation	Shop	2014	No	No	0	0	0	273,802	0	20
10265	Police Evidence Storage Building OffSite #1	9265 Aero Drive	7	8,000	City Office/Work Yard/Oper.	Police	Storage	1999	No	No	225	3,288	0	1,408,560	0	20
10266	Police Evidence Storage Building OffSite #2	9265 Aero Drive	7	8,000	City Office/Work Yard/Oper.	Police	Storage	1999	No	No	576	0	0	1,467,440	0	20
001395	Police Horse Stables, Balboa Park	Presidents Way, Gold Gulch	3	3,600	City Office/Work Yard/Oper.	Police	Horse Stable	1988	No	No	4,586	180,065	0	1,028,556	18	20
010538	Police Kennels	4002 Federal Blvd.	9	1,300	City Office/Work Yard/Oper.	Police	Canine Kennels	2004	No	No	0	1,638	0	152,438	1	20
1372	Police Motorcycle Repair Garage	9265 Aero Drive	7	3,375	City Office/Work Yard/Oper.	Police	Vehicle Facility	1985	No	No	2,505	30,881	0	1,452,870	2	20
000039	Police Support Non Emergency- Homeland	#20th and 'B' Street, Central Operations	3	4,258	City Office/Work Yard/Oper.	Police	Office	1947	No	No	13,624	1,126,858	789,708	1,753,870	65	20
TBD	Police SWAT Vehicle Storage Building	9265 Aero Drive	7	3,136	City Office/Work Yard/Oper.	Police	Vehicle Facility	2010	No	No	0	0	0	279,700	0	20
010535	Police-Swat - Canine Locker Trailer	4002 Federal Blvd.	9	2,400	City Office/Work Yard/Oper.	Police	Locker Room	2004	No	No	807	61,788	0	462,696	14	20
000287	Police, Caretakers House, Pistol Range	4008 Federal Blvd.	9	899	City Office/Work Yard/Oper.	Police	Residence	1934	No	Yes	0	274,302	195,210	395,461	69	20
000286	Police, Clubhouse, Pistol Range	4008 Federal Blvd.	9	4,187	City Office/Work Yard/Oper.	Police	Event/Break Area	1947	No	No	2,731	1,201,290	805,812	1,991,044	60	20
000291	Police, Compressor Bldg, Pistol Range	4008 Federal Blvd.	9	80	City Office/Work Yard/Oper.	Police	Equipment Room	1947	No	No	0	5,885	4,366	7,595	77	20
000289	Police, Cover, Pistol Range	4008 Federal Blvd.	9	8,100	City Office/Work Yard/Oper.	Police	Event/Break Area	1947	No	No	7,500	319,962	203,840	618,111	53	20
012751	Police, Garage, Eastern	9225 Aero Dr.	7	5,820	City Office/Work Yard/Oper.	Police	Vehicle Facility	1988	Yes	No	75,443	968,954	203,908	4,202,447	25	20

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009952	Police, Garage, NorthEastern	13396 Salmon River Rd.	5	5,820	City Office/Work Yard/Oper.	Police	Vehicle Facility	1988	Yes	Yes	0	659,309	159,057	2,501,261	26	20
900040	Police, Garage, Northern	4275 Eastgate Mall	1	3,069	City Office/Work Yard/Oper.	Police	Vehicle Facility	1971	No	No	0	798,828	493,481	1,526,735	52	20
900039	Police, Garage, SouthEastern	7222 Skyline	4	6,101	City Office/Work Yard/Oper.	Police	Vehicle Facility	1984	Yes	Yes	0	1,052,369	569,597	2,413,861	44	20
010007	Police, Garage, Southern	1120 27th St.	8	6,293	City Office/Work Yard/Oper.	Police	Vehicle Facility	1992	No	Yes	0	1,146,437	530,290	3,080,738	37	20
900041	Police, Garage, Western,	5215 Gaines	2	6,090	City Office/Work Yard/Oper.	Police	Vehicle Facility	1984	Yes	Yes	0	1,573,472	991,950	2,907,610	54	20
000031	Police, Non-Emergency Support, Central Yard	#20th and 'B' Street, Central Operations	3	18,500	City Office/Work Yard/Oper.	Police	Office	1947	No	No	100,888	7,992,711	6,023,523	10,350,380	78	20
000293	Police, Rangemaster's Office, Pistol Range	4008 Federal Blvd.	9	1,314	City Office/Work Yard/Oper.	Police	Office	1934	No	Yes	6,278	188,939	87,981	536,178	36	20
900062	Police, Trailer, Eastern, Traffic Division	9265 Aero Drive	7	19,323	City Office/Work Yard/Oper.	Police	Office	1999	No	No	2,021	3,100,323	771,063	11,656,407	27	20
010595	Portable Fire Station Trailer (Replaces Temporary)	5855 Chateau Dr.	6	400	City Office/Work Yard/Oper.	Fire-Rescue	Office	1999	No	No	81	52,340	11,853	202,840	26	20
000258	Purchasing, Central Store 2, Chollas	2773 Caminito Chollas	4	16,320	City Office/Work Yard/Oper.	Public Works	Store	1962	Yes	No	54,801	1,121,318	0	7,197,773	16	20
000259	Purchasing, Pipeyard, Central Store 5, Chollas	#Caminito Chollas	4	10,000	City Office/Work Yard/Oper.	Public Works	Yard	1962	Yes	No	13,074	2,635,606	1,828,840	4,099,200	65	20
010594	Quivira Basin Police Trailer	2581 Quivira Ct.	2	800	City Office/Work Yard/Oper.	Police	Office	2000	No	Yes	936	49,988	20,693	151,152	34	20
000041	Rader Hall, Central	1245 Caminito Centro	3	6,400	City Office/Work Yard/Oper.	Public Works	Office	1947	Yes	No	90,160	1,542,910	731,220	4,509,248	36	20
010288	Ranger Station, Kumeyaay (Entrance Station)	10580 Father Junipero Serra Trail #2	7	520	City Office/Work Yard/Oper.	Park And Recreation	Ranger Station	2000	No	Yes	0	50,132	629	247,515	20	20
000912	Rose Canyon Office, Developed	3775 Morena Blvd.	2	30,975	City Office/Work Yard/Oper.	Park And Recreation	Office	1960	Yes	Yes	48,873	4,100,125	2,253,080	9,479,589	44	20
000333	Rose Canyon, Developed Regional Parks	3775 Morena Blvd.	2	2,400	City Office/Work Yard/Oper.	Park And Recreation	Office	1967	Yes	No	10,641	466,672	329,310	740,016	65	20
001353	Shed, Compressor, Central	#Caminito Centro Between Fac #31 and #38	3	80	City Office/Work Yard/Oper.	Public Works	Storage	1983	No	No	0	12,688	9,409	16,393	77	20
001355	Shed, Roofers, Facilities Maintenance, Central	#Caminito Centro Behind Fac. #42	3	200	City Office/Work Yard/Oper.	Public Works	Storage	1983	No	No	0	10,305	7,016	16,446	63	20
000869	Shed, Street Sweeping, Chollas	2740 Caminito Chollas	4	480	City Office/Work Yard/Oper.	Public Works	Storage	1990	No	No	494	26,934	0	169,003	16	20
3000125 1	Standley Park Storage Building	3585 Governor Dr.	1	700	City Office/Work Yard/Oper.	Park And Recreation	Storage	1995	No	No	1,381	40,490	0	264,215	16	20
000256 B	Station 38 and Communications Room, Chollas	2781 Caminito Chollas	4	1,350	City Office/Work Yard/Oper.	Information Technology	Office	2002	Yes	No	4,635	18,021	0	405,257	6	20
000271	Storage, Cement, Chollas	#Caminito Chollas	4	112	City Office/Work Yard/Oper.	Transportation and Storm Water	Storage	1962	No	No	663	13,724	8,123	31,319	46	20

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001058	Storage, Fire Station 28	3880 Kearney Villa Rd.	6	3,600	City Office/Work Yard/Oper.	Fire-Rescue	Storage	1973	No	No	31,284	355,978	193,315	969,732	40	20
001354	Storage, Flammable, Central	#Caminito Centro, Behind The Paint Shop	3	96	City Office/Work Yard/Oper.	Public Works	Storage	1983	No	No	0	4,365	2,465	9,495	46	20
001364	Storage, Flammable, Quivira Lifeguard Aquatics	2581 Quivira Ct.	2	300	City Office/Work Yard/Oper.	Fire-Rescue	Storage	1982	No	No	0	26,463	17,897	42,831	62	20
900637	Storage, Parks, Mission Bay (Former SPS 69)	3750 Mission Bay Dr.	2	1,000	City Office/Work Yard/Oper.	Park And Recreation	Storage	1990	No	No	1,584	48,977	1,961	243,000	21	20
000712	Storage, South Of Organ Pavilion, Balboa Park	#South Of Organ Pavilion	3	365	City Office/Work Yard/Oper.	Park And Recreation	Storage	1950	No	No	1,186	41,903	26,089	84,998	51	20
001351	Storeroom, Parks, Storage, Large, Central	#Caminito Centro Near Back Entrance	3	5,000	City Office/Work Yard/Oper.	Public Works	Storage	1983	Yes	No	14,355	666,205	435,440	1,225,600	56	20
000065 A	Storm Pump Station F, 3214 Bayside Walk	3214 Bayside Walk	2	500	City Office/Work Yard/Oper.	Transportation and Storm Water	Storm Water Pump Station	1949	No	No	0	47,363	0	327,805	14	20
000098 A	Storm Pump Station G, 728 Pacific Beach Dr.	728 Pacific Beach Dr.	2	2,146	City Office/Work Yard/Oper.	Transportation and Storm Water	Storm Water Pump Station	1950	No	No	0	148,952	0	1,001,130	15	20
000256	Streets Division, Chollas	2781 Caminito Chollas	4	20,948	City Office/Work Yard/Oper.	Public Works	Office	1962	No	No	69,896	6,126,735	3,955,321	11,206,552	55	20
000257	Streets, Carpenter Shop and Urban Forestry, Chollas	2781 Caminito Chollas	4	12,951	City Office/Work Yard/Oper.	Public Works	Shop	1962	No	No	5,186	1,673,370	709,898	4,843,285	35	20
000273	Streets, Chollas, Tank, Emulsion	#Caminito Chollas	4	225	City Office/Work Yard/Oper.	Public Works	Tank	1962	No	No	0	21,368	10,083	56,423	38	20
000272	Streets, Shed, Gunit, Chollas	#Caminito Chollas	4	864	City Office/Work Yard/Oper.	Public Works	Storage	1963	No	No	1,307	140,406	83,191	292,611	48	20
000034	Streets, Traffic Signals Knockover Shop and Storage	#20th and B Street, Central Operations	3	1,800	City Office/Work Yard/Oper.	Transportation and Storm Water	Shop	1948	No	Yes	18,900	105,668	24,009	502,794	25	20
000802	Toolshed, Old Spanish Carcel	#Presidio Parking Lot	3	250	City Office/Work Yard/Oper.	Park And Recreation	Storage	1928	No	No	722	29,810	14,926	78,030	39	20
000607	Toolshed, Sefton, North (Laurel Bridge Balboa)	#Laurel Bridge Park Entry, NorthWest End	3	170	City Office/Work Yard/Oper.	Park And Recreation	Storage	1950	No	No	0	11,488	6,270	26,092	44	20
000695	Toolshed, Sefton, South (Laurel Bridge Balboa)	#Laurel Bridge, South Side, West End	3	170	City Office/Work Yard/Oper.	Park And Recreation	Storage	1950	No	No	0	12,482	8,508	19,868	63	20
000699	Toolshed, Shuffleboard Club	#Near 6th and Redwood	3	120	City Office/Work Yard/Oper.	Park And Recreation	Storage	1950	No	No	0	8,355	5,663	13,462	62	20
001438	Trailer, Aquatics Control Offices	2581 Quivira Ct.	2	800	City Office/Work Yard/Oper.	Fire-Rescue	Office	1986	No	No	4,905	102,805	76,027	158,416	68	20
009896	Trailer, Chollas Streets, Contracts (Old Asphalt)	2771 Caminito Chollas	4	1,440	City Office/Work Yard/Oper.	Public Works	Office	1989	No	No	0	234,949	153,888	405,302	58	20
900558	Trailer, Eng. Dev.- Aero Dr. Field Offices	9485 Aero Dr.	7	16,937	City Office/Work Yard/Oper.	Public Works	Office	1992	No	No	0	368,533	0	2,978,202	12	20
009883	Trailer, Office, Parks	#3775 Morena Blvd (Next to FAC#300)	2	400	City Office/Work Yard/Oper.	Park And Recreation	Office	1988	No	No	0	41,288	29,209	60,396	68	20

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010287	Trailer, Ranger Station, Kumeyaay	Two Father Junipero Serra Trail	7	300	City Office/Work Yard/Oper.	Park And Recreation	Ranger Station	2000	No	No	0	4,381	0	47,217	9	20
010240	Trailer, Ranger's Office	12115 Black Mountain Road	6	302	City Office/Work Yard/Oper.	Park And Recreation	Office	2002	No	No	0	6,143	0	55,251	11	20
010237	Trailer, SDPD Traffic Station Stop	9265 Aero Drive	7	1,605	City Office/Work Yard/Oper.	Police	Office	1997	Yes	No	1,730	27,781	0	331,481	9	20
000110	Warehouse, Fire Dept.	3870 Kearny Villa Rd.	6	2,879	City Office/Work Yard/Oper.	Fire-Rescue	Warehouse	1982	Yes	No	2,590	818,430	554,828	1,330,962	62	20
TBD	Wash Rack, Central, 20th. and B.(R)	1210 Caminito Centro	3	1,000	City Office/Work Yard/Oper.	Public Works	Vehicle Facility	1996	No	No	17,532	0	0	281,970	6	20
000262	Wash Rack, Chollas	2740 Caminito Chollas	4	1,000	City Office/Work Yard/Oper.	Public Works	Vehicle Facility	1962	No	No	0	377,005	299,497	387,540	97	20
000914	Wash Rack, Steam Cleaner, Rose Canyon	3775 Morena Blvd.	2	1,050	City Office/Work Yard/Oper.	Public Works	Vehicle Facility	1962	No	No	0	198,098	157,474	203,123	98	20
010529	Wood Framed Portable Trailer	5540 Kiowa Dr.	7	1,600	City Office/Work Yard/Oper.	Public Works	Office	1990	No	No	3,788	70,571	0	442,288	17	20

APPENDIX B

Facilities That Received The Abbreviated Accessibility Assessment

Appendix B – List Of Facilities That Received The Abbreviated Accessibility Assessment
By Facility Number – City Occupied Facilities

Appendix B – List Of Facilities That Received The Abbreviated Accessibility Assessment By Facility Number – City Occupied Facilities

Facility No.	Description	Address	District	Actual Assessed SF	Asset Function	Department	Asset Type	Year Built	Solar Survey	Accessibility Survey	Accessibility Requirement	Total Maintenance Backlog	Total Capital Backlog	Plant Replacement Value	Actual Building FCI
Public Facilities															
010065	39th Street Neighborhood Park	3901- Adams Ave.	3	2,777	Public Facility	Park And Recreation	Comfort Station	1982	No	Yes	16,946	850	1,106,208	1,634,709	68
000782	Clubhouse and Shuffleboard, Balboa Park	2225 6th Ave. Senior Citizens Clubhouse	3	7,994	Public Facility	Park And Recreation	Recreation Center	1961	No	Yes	7,977	5,880	2,418,338	3,922,736	62
000017	Clubhouse and Shuffleboard, Golden Hill	2600 Golf Course Dr.	3	1,242	Public Facility	Park And Recreation	Recreation Center	1973	No	Yes	8,186	14,335	208,723	695,483	32
001021	Clubhouse, Shuffleboard, Memorial Park	610 S. 30th St.	8	1,300	Public Facility	Park And Recreation	Recreation Center	1970	No	Yes	3,277	4,695	255,087	746,616	35
300013	Colina Del Sol, Pre-fabricated Restroom	5319 Orange Ave	9	150	Public Facility	Park And Recreation	Comfort Station	2012	No	Yes	4,197	0	4,197	65,613	6
010056	Comfort Station and Snack Bar, Spring Canyon Park	10907 Scripps Poway Parkway	5	1,600	Public Facility	Park And Recreation	Comfort Station	1995	No	Yes	1,689	0	73,688	670,096	11
000520	Comfort Station, 1, Kearny Mesa Park	#Armstrong St.	6	959	Public Facility	Park And Recreation	Comfort Station	1971	No	Yes	20,679	0	89,935	398,867	23
000851	Comfort Station, 28th and Beech	28th St. and Beech St.	3	575	Public Facility	Park And Recreation	Comfort Station	1958	No	Yes	27,640	0	131,327	221,640	59
000508	Comfort Station, 28th and Grape	28th St. and Grape St.	3	609	Public Facility	Park And Recreation	Comfort Station	1962	No	Yes	32,179	810	86,940	246,444	36
000852	Comfort Station, 6th and Nutmeg	6th Ave. & Nutmeg St.	3	1,200	Public Facility	Park And Recreation	Comfort Station	1958	No	Yes	26,872	3,710	218,101	530,124	42
001217	Comfort Station, 6th and Redwood	#Redwood St. & 6thAve.	3	590	Public Facility	Park And Recreation	Comfort Station	1958	No	Yes	31,752	5,588	84,232	272,438	33
000853	Comfort Station, 6th and Thorn, Near Tiny Tot Area	#6th Ave & Thorn St.	3	512	Public Facility	Park And Recreation	Comfort Station	1969	No	Yes	26,778	0	131,294	236,001	56
001335	Comfort Station, Arbor Grove	#Pershing Dr. At Frisbee Golf Course	3	956	Public Facility	Park And Recreation	Comfort Station	1983	No	Yes	38,255	10,483	278,172	435,114	66
001238	Comfort Station, Archery Range	Balboa Park	3	744	Public Facility	Park And Recreation	Comfort Station	1976	No	Yes	19,553	0	111,330	329,473	34
000625	Comfort Station, Auto Museum Conference	2080 Pan American Pl.	3	1,050	Public Facility	Park And Recreation	Comfort Station	1947	No	Yes	361	0	98,482	464,972	21
010108	Comfort Station, Bay Terrace Pk.	7445 Tooma St.	4	656	Public Facility	Park And Recreation	Comfort Station	1996	No	Yes	1,186	233	66,201	287,341	23
009963	Comfort Station, Bill Cleator Park	2312 Famosa St.	2	864	Public Facility	Park And Recreation	Comfort Station	1991	No	Yes	4,469	9,293	115,804	381,871	33
000524	Comfort Station, Cabrillo Heights Park	#Hurlbut St. & Hurlbut Pl.	7	704	Public Facility	Park And Recreation	Comfort Station	1961	No	Yes	27,450	0	117,934	278,798	42
001461	Comfort Station, Canyonside Park	12350 Black Mountain Rd.	6	1,168	Public Facility	Park And Recreation	Comfort Station	1986	No	Yes	1,423	1,016	145,637	459,047	32
010077	Comfort Station, Carmel Creek Neighborhood Pk.	4260 Carmel Center Rd.	1	625	Public Facility	Park And Recreation	Comfort Station	1995	No	Yes	1,847	0	27,923	250,544	11
010012	Comfort Station, Carmel Mountain Ranch Park	10150 Rancho Carmel Dr.	5	832	Public Facility	Park And Recreation	Comfort Station	1994	No	Yes	3,752	0	55,246	368,127	15
001215	Comfort Station, Chicano Park	1975 Logan Ave.	8	523	Public Facility	Park And Recreation	Comfort Station	1975	No	Yes	23,350	0	101,728	202,710	50
009846	Comfort Station, Chollas Lake Park	6350 College Grove Dr.	4	600	Public Facility	Park And Recreation	Comfort Station	1989	No	Yes	20,333	0	98,757	237,366	42
300012	Comfort Station, City Heights Park	4380 Landis St.	9	768	Public Facility	Park And Recreation	Comfort Station	1998	No	Yes	3,259	0	37,952	360,922	11

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Facility No.	Description	Address	District	Actual Assessed SF	Asset Function	Department	Asset Type	Year Built	Solar Survey	Accessibility Survey	Accessibility Requirement	Total Maintenance Backlog	Total Capital Backlog	Plant Replacement Value	Actual Building FCI
010001	Comfort Station, Clairemont Athletic	3411 Mt. Acadia Blvd.	6	1,000	Public Facility	Park And Recreation	Comfort Station	1993	No	Yes	8,180	9,181	8,180	408,770	4
001315	Comfort Station, Cliffridge Park	#Cliffridge Ave., Off La Jolla Scenic Dr	1	728	Public Facility	Park And Recreation	Comfort Station	1983	No	Yes	881	3,334	74,300	291,520	27
009964	Comfort Station, Cypress Canyon Community Park	11470 Cypress Canyon Rd.	5	576	Public Facility	Park And Recreation	Comfort Station	1991	No	Yes	2,578	3,453	45,817	254,995	19
001205	Comfort Station, Dennis Allen Park	640 Gateway Center Way	9	551	Public Facility	Park And Recreation	Comfort Station	1976	No	Yes	28,100	0	86,242	216,471	40
000541	Comfort Station, Diamond Street	4697 Ocean Blvd	2	720	Public Facility	Park And Recreation	Comfort Station	1985	No	Yes	5,594	4,350	77,806	288,727	28
009997	Comfort Station, Doyle Park	8175 Cargill Ave.	1	944	Public Facility	Park And Recreation	Comfort Station	1991	No	Yes	722	5,287	43,407	363,988	13
009838	Comfort Station, Dusty Rhodes Park	2400 Sunset Cliffs	2	736	Public Facility	Park And Recreation	Comfort Station	1990	No	Yes	6,736	9,576	68,090	303,438	26
001056	Comfort Station, E. Bonita Cove	#S Mariners Way	2	1,200	Public Facility	Park And Recreation	Comfort Station	1975	No	Yes	20,274	0	96,635	456,972	21
000561	Comfort Station, E. Yacht Basin	#SE Corner Vacation Isle, W Of Ingraham	2	1,600	Public Facility	Park And Recreation	Comfort Station	1953	No	Yes	20,448	5,790	145,045	653,024	23
000579	Comfort Station, El Carmel	#El Carmel Pl. & Mission Blvd.	2	1,044	Public Facility	Park And Recreation	Comfort Station	1953	No	Yes	39,291	0	157,168	413,716	38
000503	Comfort Station, Emerald Hills	5662 Bethune Ct.	4	528	Public Facility	Park And Recreation	Comfort Station	1971	No	Yes	21,083	1,920	85,645	207,245	42
009950	Comfort Station, Fanuel Park	4024 Fanuel St.	2	900	Public Facility	Park And Recreation	Comfort Station	1990	No	Yes	5,798	0	11,127	362,124	3
000834	Comfort Station, Gleason Road Bahia	#Mission Bay Ventura Cove	2	1,100	Public Facility	Park And Recreation	Comfort Station	1957	No	Yes	38,142	810	227,444	419,111	54
000525	Comfort Station, Golden Hill - Russ	#27th St. and Russ Blvd.	3	776	Public Facility	Park And Recreation	Comfort Station	1961	No	Yes	20,979	0	101,782	295,439	34
000509	Comfort Station, Golden Hills	#25th St and Golden Hill Dr. At The Park	3	672	Public Facility	Park And Recreation	Comfort Station	1961	No	Yes	20,679	4,056	67,021	255,709	28
001480	Comfort Station, Hollywood Park	2500 Sumac Dr.	9	772	Public Facility	Park And Recreation	Comfort Station	1986	No	Yes	28,192	7,500	105,377	358,625	31
001462	Comfort Station, Jarabek Park	#10150 Avenida Magnifica	5	1,525	Public Facility	Park And Recreation	Comfort Station	1986	No	Yes	1,603	13,514	58,471	620,294	12
001046	Comfort Station, John F. Kennedy Park	4825 Ocean View Blvd.	4	444	Public Facility	Park And Recreation	Comfort Station	1971	No	Yes	20,274	1,500	92,378	201,376	47
000537	Comfort Station, Kate Sessions Park	#Loring St. & Soledad Rd.	2	672	Public Facility	Park And Recreation	Comfort Station	2002	No	Yes	23,667	0	23,667	285,896	8
001269	Comfort Station, Kelly Park	6639 Kelly St.	7	950	Public Facility	Park And Recreation	Comfort Station	1979	No	Yes	52,500	11,013	197,947	434,245	48
010317	Comfort Station, Kiowa Dr.	5540 Kiowa Dr.	7	316	Public Facility	Park And Recreation	Comfort Station	2002	No	Yes	2,706	0	5,361	128,972	4
010289	Comfort Station, Kumeyaay(East)	10570 Father Junipero Serra Trail	7	1,225	Public Facility	Park And Recreation	Comfort Station	2000	No	Yes	0	1,008	33,819	489,179	7
000849	Comfort Station, La Jolla Cove	1130 Coast Blvd	1	1,250	Public Facility	Park And Recreation	Comfort Station	1990	No	Yes	0	0	360,366	555,388	65
009934	Comfort Station, Lake Hodges	12111 Lake Drive	5	1,400	Public Facility	Park And Recreation	Comfort Station	1988	No	Yes	5,171	0	38,751	533,862	7

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001384	Comfort Station, Lake, Miramar, Miramar Reservoir	10710 Scripps Lake Dr.	5	365	Public Facility	Park And Recreation	Comfort Station	1967	No	Yes	0	0	8,995	143,617	6
010025	Comfort Station, Linda Vista Community Park	7064 Levant St.	7	772	Public Facility	Park And Recreation	Comfort Station	1994	No	Yes	20,802	7,950	96,131	343,895	30
001008	Comfort Station, Lindberg Park	#Asford St. & Marlesta Dr.	6	924	Public Facility	Park And Recreation	Comfort Station	1970	No	Yes	2,578	1,913	48,904	413,361	12
001023	Comfort Station, Marian Bear Park East	#S. Of 52, East Of Regents Rd.	6	406	Public Facility	Park And Recreation	Comfort Station	1971	No	Yes	24,297	7,500	24,297	147,394	22
001022	Comfort Station, Marian Bear Park West	#S. Of 52, West Of Clairemont Mesa Blvd.	6	406	Public Facility	Park And Recreation	Comfort Station	1971	No	Yes	29,042	0	35,148	153,444	23
001207	Comfort Station, Marian Bear Park, Genesee	#South Of 52, East Of Genesee	1	270	Public Facility	Park And Recreation	Comfort Station	1975	No	Yes	19,553	0	30,087	99,325	30
010283	Comfort Station, Marston House	3525 7th Ave.	3	204	Public Facility	Park And Recreation	Comfort Station	2000	No	Yes	0	0	7,705	92,075	8
001010	Comfort Station, Marston Point	# Near Fire Alarm Station	3	924	Public Facility	Park And Recreation	Comfort Station	1971	No	Yes	12,870	1,903	219,115	386,167	57
001017	Comfort Station, Martin Luther King Park	#65th St. and Skyline Dr.	4	644	Public Facility	Park And Recreation	Comfort Station	1969	No	Yes	23,523	2,405	184,473	285,498	65
001088	Comfort Station, Memorial Park	2902 Marcy Ave.	8	567	Public Facility	Park And Recreation	Comfort Station	1975	No	Yes	20,274	0	64,360	218,216	29
001312	Comfort Station, Mission Bay Youth Field	2639 Grand Ave.	2	722	Public Facility	Park And Recreation	Comfort Station	1983	No	Yes	20,635	0	130,912	330,221	40
001283	Comfort Station, Mission Beach Lifeguard Station	# Belmont Park, Mission Beach	2	1,729	Public Facility	Park And Recreation	Comfort Station	2000	No	Yes	6,450	5,643	291,068	700,695	42
001076	Comfort Station, Mission Point	#San Diego Pl.	2	432	Public Facility	Park And Recreation	Comfort Station	1975	No	Yes	21,228	5,048	44,332	172,096	29
001385	Comfort Station, Mission Valley (Stadium)	#Qualcomm Stadium Practice Field	7	1,466	Public Facility	Real Estate Assets	Comfort Station	1982	No	Yes	26,268	4,730	313,959	597,849	53
001014	Comfort Station, Morley Field	#Near the Tennis Courts	3	988	Public Facility	Park And Recreation	Comfort Station	1969	No	Yes	12,623	0	254,078	449,925	56
001013	Comfort Station, Morley Field - Velodrome	#Near The Velodrome	3	528	Public Facility	Park And Recreation	Comfort Station	1970	No	Yes	39,324	2,615	124,776	253,429	50
001077	Comfort Station, Morley Field, N.E. Corner Of Ball Park 1	#Morley Field	3	864	Public Facility	Park And Recreation	Comfort Station	1976	No	Yes	21,415	1,647	166,523	388,990	43
000510	Comfort Station, Morley Field, Schneider(Jacaranda Dr.)	#Jacaranda Dr.	3	672	Public Facility	Park And Recreation	Comfort Station	1961	No	Yes	68,576	2,721	229,510	333,554	70
001007	Comfort Station, Mt. Acadia Park	#Mt. Acadia Blvd & Mt. Ararat Dr.	6	357	Public Facility	Park And Recreation	Comfort Station	1970	No	Yes	2,010	200	65,237	164,852	40
001073	Comfort Station, Mt. Etna Park	4741 Mt. Etna Dr.	6	784	Public Facility	Park And Recreation	Comfort Station	1975	No	Yes	34,619	0	205,669	369,374	56
000814	Comfort Station, North Park	4044 Idaho St.	3	968	Public Facility	Park And Recreation	Comfort Station	1969	No	Yes	2,502	3,020	68,915	395,099	18
001012	Comfort Station, North Pepper Grove	#Balboa Park	3	672	Public Facility	Park And Recreation	Comfort Station	1970	No	Yes	20,895	1,583	95,431	277,126	35
009939	Comfort Station, North Santa Clara Point	1008 Santa Clara Pl, Behind Santa Clara Rec Center	2	658	Public Facility	Park And Recreation	Comfort Station	1990	No	Yes	2,578	0	7,932	287,928	3
000335	Comfort Station, North Ski Beach	#3300 Ingraham Street, Mission Bay.	2	1,440	Public Facility	Park And Recreation	Comfort Station	1967	No	Yes	28,984	2,328	201,850	587,765	35

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300012	Comfort Station, Ocean Beach and Dog Beach Drinking Fountain (Replaces Fac 001089)	5195 Brighton Street	2	1,500	Public Facility	Park And Recreation	Comfort Station	2012	No	Yes	0	0	0	649,515	0
001096	Comfort Station, Olive Grove Park	#Printwood Way & Mt. Abernathy Ave.	6	508	Public Facility	Park And Recreation	Comfort Station	1970	No	Yes	20,274	1,950	102,744	206,192	51
000635	Comfort Station, Organ Pavilion	2211 E. Pan American Rd.	3	987	Public Facility	Park And Recreation	Comfort Station	2000	No	Yes	363	0	47,556	448,088	11
001239	Comfort Station, Pacific Beach	720 Pacific Beach Dr.	2	735	Public Facility	Park And Recreation	Comfort Station	1976	No	Yes	22,084	1,373	118,565	280,932	43
010016	Comfort Station, Palm Ridge Park	751 Firehorn St.	8	772	Public Facility	Park And Recreation	Comfort Station	1994	No	Yes	13,518	14,882	102,703	338,893	35
000797	Comfort Station, Paradise Hills Park	#Paradise Valley Rd. and Potomac St.	4	442	Public Facility	Park And Recreation	Comfort Station	1973	No	Yes	25,019	7,500	81,766	202,290	44
001011	Comfort Station, Pine Grove	#8th Ave and Juniper/Balboa Park Dr.	3	672	Public Facility	Park And Recreation	Comfort Station	1970	No	Yes	73,227	1,884	147,770	324,200	46
001091	Comfort Station, Playa Pacific 1	2590 E. Mission Bay Dr.	2	572	Public Facility	Park And Recreation	Comfort Station	1968	No	Yes	20,567	2,400	33,491	250,536	14
001092	Comfort Station, Playa Pacific 2	1292 E. Mission Bay Dr.	2	1,382	Public Facility	Park And Recreation	Comfort Station	1968	No	Yes	20,635	31,800	202,289	573,585	41
001093	Comfort Station, Playa Pacific 3	1920 E. Mission Bay Dr.	2	576	Public Facility	Park And Recreation	Comfort Station	1968	No	Yes	0	4,500	91,227	252,933	38
001094	Comfort Station, Playa Pacific 4	1740 E. Mission Bay Dr.	2	375	Public Facility	Park And Recreation	Comfort Station	1968	No	Yes	20,274	0	78,244	164,040	48
001406	Comfort Station, Playa Pacifica 5 (Tecolote South)	#E. Mission Bay Dr. (South End)	2	850	Public Facility	Park And Recreation	Comfort Station	1985	No	Yes	3,754	9,323	88,142	347,599	28
009991	Comfort Station, PonyLeague Field, Kearny Mesa 2	Armstrong St. & Ciota's Way	7	887	Public Facility	Park And Recreation	Comfort Station	1991	No	Yes	404	0	54,794	398,866	14
000803	Comfort Station, Presidio Park	2741 Presidio Dr	3	288	Public Facility	Park And Recreation	Comfort Station	1947	No	Yes	28,790	370	76,362	139,660	55
001201	Comfort Station, Presidio Park	4291 Cosoy Way	3	704	Public Facility	Park And Recreation	Comfort Station	1965	No	Yes	34,554	0	115,187	313,857	37
000792	Comfort Station, Quivera Basin	#S.W. Of Aquatics Headquarters	2	598	Public Facility	Park And Recreation	Comfort Station	1969	No	Yes	21,444	563	59,588	248,194	24
001460	Comfort Station, Rancho Bernardo Park (Old)	18045 W. Bernardo Dr.	5	950	Public Facility	Park And Recreation	Comfort Station	1985	No	Yes	1,423	0	157,268	390,213	40
000549	Comfort Station, Robb Field (Old)	#Bacon & W. Point Loma Blvd.	2	1,100	Public Facility	Park And Recreation	Comfort Station	1961	No	Yes	27,002	1,110	227,501	448,954	51
009948	Comfort Station, Sabre Springs Park	12955 Sabre Springs Pkwy.	5	759	Public Facility	Park And Recreation	Comfort Station	1990	No	Yes	1,432	0	18,162	333,201	5
010300	Comfort Station, Sage	5252 Harvest Run Drive	1	608	Public Facility	Park And Recreation	Comfort Station	2001	No	Yes	3,754	0	3,754	269,259	1
010261	Comfort Station, Scripps Ranch Community Park	11452 Blue Cypress Drive	5	1,292	Public Facility	Park And Recreation	Comfort Station	1999	No	Yes	0	0	18,243	527,020	3
010230	Comfort Station, South Creeck	12249 Wickerbay Cove	5	960	Public Facility	Park And Recreation	Comfort Station	1997	No	Yes	0	0	41,944	421,277	10
000576	Comfort Station, South Crown Point	#Cima & Crown Point Dr.	2	1,440	Public Facility	Park And Recreation	Comfort Station	1966	No	Yes	26,526	11,325	56,179	637,200	11
000838	Comfort Station, South De Anza	2800 E. Mission Bay Dr.	2	1,614	Public Facility	Park And Recreation	Comfort Station	1968	No	Yes	20,635	30,000	174,911	707,594	29

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000339	Comfort Station, South Mission Beach	#Foot Of San Luis Rey Pl.	2	1,400	Public Facility	Park And Recreation	Comfort Station	1967	No	Yes	26,872	21,150	126,001	512,134	29
001090	Comfort Station, South Pepper Grove	# South Pepper Grove	3	672	Public Facility	Park And Recreation	Comfort Station	1970	No	Yes	32,289	1,583	118,858	280,056	43
009843	Comfort Station, South Shores	Mission Bay Boat Launch, S Shores Park Dy	2	1,284	Public Facility	Park And Recreation	Comfort Station	1991	No	Yes	0	0	93,188	547,677	17
000538	Comfort Station, Southcrest Park	#41st St. and Keeler Ave.	9	704	Public Facility	Park And Recreation	Comfort Station	1962	No	Yes	29,770	0	116,149	266,703	44
001405	Comfort Station, Sunset Point	1656 W. Mission Bay Dr.	2	750	Public Facility	Park And Recreation	Comfort Station	1985	No	Yes	809	2,840	27,031	285,698	10
010262	Comfort Station, Sutherland Dam Road	20600 Sutherland Dam Road	NA	336	Public Facility	Park And Recreation	Comfort Station	1997	No	Yes	409	1,440	1,985	139,403	2
010032	Comfort Station, Tecolote Park	5176 Tecolote Rd.	2	784	Public Facility	Park And Recreation	Comfort Station	1994	No	Yes	6,587	0	34,756	348,747	10
001314	Comfort Station, Tierrasanta	11220 Clairemont Mesa Blvd.	7	589	Public Facility	Park And Recreation	Comfort Station	1983	No	Yes	20,274	1,467	72,727	227,248	33
009936	Comfort Station, Torrey Highlands Park	4450 Lansdale Dr.	1	576	Public Facility	Park And Recreation	Comfort Station	1989	No	Yes	1,423	1,043	57,647	254,557	23
000304	Comfort Station, Tourmaline	#Tourmaline St.	2	1,440	Public Facility	Park And Recreation	Comfort Station	1965	No	Yes	29,898	6,016	251,896	556,805	46
001087	Comfort Station, Vacation Isle	#3100 Inion Isle, North Covegraham Vacat	2	704	Public Facility	Park And Recreation	Comfort Station	1974	No	Yes	26,959	1,332	65,247	268,696	25
001204	Comfort Station, Vista Terrace	301 Athey Ave.	8	512	Public Facility	Park And Recreation	Comfort Station	1976	No	Yes	20,274	1,912	128,073	233,528	56
000521	Comfort Station, W. Bonita Cove	1100 W. Mission Bay Dr.	2	1,116	Public Facility	Park And Recreation	Comfort Station	1961	No	Yes	26,872	4,554	85,263	426,825	21
001206	Comfort Station, West Yacht Basin	#S.E. Corner Of Vacation Isle	2	704	Public Facility	Park And Recreation	Comfort Station	1975	No	Yes	20,404	0	69,607	287,894	24
010131	Comfort Station, Westview Neighborhood Park	11278 Westview Parkway	6	1,024	Public Facility	Park And Recreation	Comfort Station	1997	No	Yes	722	0	27,469	390,349	7
010474	Comfort Station, South End, NTC Park	# Cushing Rd and Farragut	2	1,000	Public Facility	Park And Recreation	Comfort Station	2006	No	Yes	8,050	0	20,592	407,160	5
009807	Community Activity Center, San Ysidro	179 Diza Rd.	8	14,309	Public Facility	Park And Recreation	Recreation Center	1962	Yes	Yes	11,063	148,301	1,663,087	8,270,888	22
010272	Community Service Center, Logan Hts. (Lincoln Park)	2500 Commercial Avenue	8	1,590	Public Facility	Police	Community Center	2000	No	Yes	0	4,658	149,326	889,844	17
010306	Community Service Center, Mid City	3795 Fairmont Avenue, Suite 3	3	748	Public Facility	Community Service Center-Urban Village	Community Service Center	1998	No	Yes	418,948	0	485,677	783,261	62
000296	Community Service Center, San Ysidro	663 E.San Ysidro Blvd.	8	7,800	Public Facility	Development Services	Community Service Center	1962	No	Yes	23,665	18,559	2,872,250	4,563,390	63
010284	Community Service Center, Scripps	11885 Cypress Canyon Road	5	2,865	Public Facility	Development Services	Community Center	1992	No	Yes	2,281	39,755	233,096	1,641,674	17
TBD	Copley Family YMCA Facility	3901 Landis St.	9	28,040	Public Facility	Real Estate Assets	Recreation Center	1956	Yes	Yes	299,721	114,691	8,757,732	17,425,178	51
TBD	Copley Family YMCA Gym	3901 Landis St.	9	8,780	Public Facility	Real Estate Assets	Recreation Center	2000	No	Yes	7,613	14,813	219,276	4,056,097	6
300012	Employment Center, Pacific	2904 Damon Ave.	2	5,000	Public Facility	Real Estate Assets	Community Center	1980	No	Yes	12,369	7,500	1,757,722	2,545,900	69

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000246	Fire Alarm Building	#8th Ave. and Cobblestone Dr.	3	6,016	Public Facility	Park And Recreation	Historical Building	1927	Yes	Yes	29,257	24,373	862,873	4,666,371	19
001350	Gymnasium, Linda Vista	7064 Levant St.	7	6,808	Public Facility	Park And Recreation	Recreation Center	1983	Yes	Yes	4,366	4,734	1,360,677	3,652,220	37
010088	Gymnasium, Mid City Community	4302 Landis St.	9	10,000	Public Facility	Park And Recreation	Recreation Center	1996	Yes	Yes	5,688	6,824	1,073,998	5,773,100	19
001211	Handball Court, Standley	3585 Governor Dr.	1	1,736	Public Facility	Park And Recreation	Recreation Center	1976	No	Yes	722	0	360,653	570,137	63
010372	Keiller Neighborhood Park, Comfort Station	7320 Lisbon Street	4	145	Public Facility	Park And Recreation	Comfort Station	2005	No	Yes	722	542	14,633	64,426	24
000466	Library, Balboa	4255 Mt. Abernathy Ave.	6	4,257	Public Facility	Library	Library	1971	No	Yes	12,859	17,204	717,160	2,741,636	27
001219	Library, Beckwourth	721 San Pasqual St.	4	8,491	Public Facility	Library	Library	1976	Yes	Yes	1,788	0	454,506	5,200,822	9
000446	Library, Benjamin	5188 Zion Ave.	7	4,406	Public Facility	Library	Library	1964	No	Yes	12,772	11,665	736,098	2,894,698	26
010223	Library, Carmel Mountain Ranch	12095 World Trade Dr.	5	13,102	Public Facility	Library	Library	1998	Yes	Yes	852	35,573	1,986,393	9,018,762	22
000465	Library, Clairemont	2920 Burgener Blvd.	2	4,800	Public Facility	Library	Library	1957	No	Yes	3,215	14,181	315,749	3,086,256	11
010360	Library, College Rolando Library	6600 Montezuma Road	9	15,468	Public Facility	Library	Library	2004	Yes	Yes	130	4,122	59,442	13,310,369	0
009845	Library, Florence Riford - La Jolla	7555 Draper Ave.	1	28,063	Public Facility	Library	Library	1988	Yes	Yes	967	9,760	779,778	24,201,812	3
009819	Library, Linda Vista (New)	2160 Ulric St.	7	10,244	Public Facility	Library	Library	1986	Yes	Yes	1,518	27,698	2,097,334	7,052,584	30
000447	Library, Logan Heights	811 S. 28th St.	8	2,960	Public Facility	Library	Library	1927	Yes	Yes	20,403	0	693,764	1,562,199	44
000440	Library, Main, Downtown	820 E St.	3	150,000	Public Facility	Library	Library	1954	Yes	Yes	62,756	2,772	55,681,030	113,874,000	49
010133	Library, Malcolm X, and R.E.A.D. San Diego	5148 Market St.	4	26,328	Public Facility	Library	Library	1996	Yes	Yes	10,102	98,247	6,605,162	19,713,880	34
000455	Library, Mission Hills	925 W. Washington St.	3	4,440	Public Facility	Library	Library	1960	No	Yes	2,449	35,391	738,247	2,782,903	28
000476	Library, North Clairemont	4616 Clairemont Dr.	6	5,852	Public Facility	Library	Library	1962	No	Yes	13,633	8,239	572,582	3,667,682	16
000450	Library, North Park	3795 31st St.	3	8,100	Public Facility	Library	Library	1988	Yes	Yes	3,269	4,521	1,296,258	5,153,868	25
000478	Library, Oak Park	2802 54th St.	4	5,427	Public Facility	Library	Library	1968	Yes	Yes	2,995	31,052	288,859	3,512,029	9
000451	Library, Ocean Beach	4801 Santa Monica Ave.	2	5,066	Public Facility	Library	Library	1928	No	Yes	17,577	1,121	995,079	2,855,248	35
009815	Library, Olay Mesa	3003 Coronado Ave.	8	14,900	Public Facility	Library	Library	1986	Yes	Yes	2,780	72,347	168,704	9,665,779	2
000457	Library, Paradise Hills	5922 Rancho Hills Dr.	4	4,527	Public Facility	Library	Library	1964	Yes	Yes	8,188	7,068	1,449,577	2,950,925	49
000473	Library, San Ysidro	101 W. San Ysidro Blvd.	8	4,048	Public Facility	Library	Library	1957	Yes	Yes	7,268	3,829	231,447	2,758,348	9
009999	Library, Scripps Miramar Ranch	10301 Scripps Lake Dr.	5	21,700	Public Facility	Library	Library	1993	Yes	Yes	7,021	5,449	4,042,585	16,524,550	24
000477	Library, Skyline Hills	480 S. Meadow Brook Dr.	4	4,400	Public Facility	Library	Library	1968	Yes	Yes	22,214	17,634	1,057,599	3,014,176	36
001272	Library, Tierrasanta	4985 La Cuenta	7	8,766	Public Facility	Library	Library	1983	Yes	Yes	10,323	17,720	876,544	5,962,721	15

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Facility No.	Description	Address	District	Actual Assessed SF	Asset Function	Department	Asset Type	Year Built	Solar Survey	Accessibility Survey	Accessibility Requirement	Total Maintenance Backlog	Total Capital Backlog	Plant Replacement Value	Actual Building FCI
000452	Library, University Heights	4193 Park Blvd.	3	6,608	Public Facility	Library	Library	1965	No	Yes	16,537	22,200	2,726,638	4,828,664	57
010569	Mid City Transit Facilities	4025 University Ave.	9	475	Public Facility	Planning	Community Center	2006	No	Yes	2,064	0	2,064	217,541	1
010570	Mid City Transit Facilities	4021 University Ave.	9	475	Public Facility	Planning	Transit Facility	2006	No	Yes	2,886	0	2,886	32,034	9
010571	Mid City Transit Facilities	4024 University Ave.	9	2,100	Public Facility	Planning	Transit Facility	2004	No	Yes	9,697	495	11,341	1,455,447	1
010573	MidCity Transit Facilitie: El Cajon Blvd.	4024 El Cajon Blvd.	3	342	Public Facility	Planning	Transit Facility	2004	No	Yes	2,729	4,409	30,431	209,171	17
010572	MidCity Transit Facilities: El Cajon Blvd.	4023 El Cajon Blvd.	9	342	Public Facility	Planning	Transit Facility	2004	No	Yes	2,729	5,363	22,092	203,627	13
802828	Mission Bay, Information Center	2688 E. Mission Bay Dr.	2	6,300	Public Facility	Park And Recreation	Community Center	1969	No	Yes	12,701	10,709	2,031,768	3,939,768	52
010592	Mission Beach Community Clinic (Replaces old Fac	3705 Mission Blvd.	2	6,370	Public Facility	Special Projects	Community Center	1995	No	Yes	8,955	5,063	226,611	4,018,132	6
300012	Mission Trails Regional Park Equestrian Center, Comfort Station	14400 Equestrian Circle	7	420	Public Facility	Park And Recreation	Comfort Station	2012	No	Yes	6,540	0	6,540	210,223	3
001099	Mountain View Teen Ctr. (Old Recreation Center)	551 South 40th St.	9	1,922	Public Facility	Park And Recreation	Teen Center	1973	Yes	Yes	23,933	20,095	555,017	1,050,027	55
010051	Nature and Visitor Center, Mission Trails Regional	One Father Junipero Serra Trail	7	14,081	Public Facility	Park And Recreation	Community Center	1994	Yes	Yes	13,347	15,605	886,296	8,116,570	11
010030	Nature and Visitors Center, Tecolote	5180 Tecolote Rd.	2	4,860	Public Facility	Park And Recreation	Community Center	1994	Yes	Yes	5,765	7,806	578,317	3,056,989	19
010105	Neighborhood House, Senior Center	795 South Boundary St.	9	6,265	Public Facility	Real Estate Assets	Senior Center	1996	Yes	Yes	6,590	18,375	696,300	4,183,767	17
001450	Normal Heights Community Center- Old Oneira	4649 Hawley Blvd.	3	4,221	Public Facility	Park And Recreation	Recreation Center	1985	Yes	Yes	8,811	4,584	1,210,211	2,328,050	52
300012	NTC Park Comfort Station B, Point Loma	Cushing Road and Rosevelt	2	600	Public Facility	Park And Recreation	Comfort Station	2009	No	Yes	7,959	0	7,959	253,764	3
300012	NTC Park Comfort Station C, Point Loma	Cushing Road and Dewey Rd.	2	430	Public Facility	Park And Recreation	Comfort Station	1965	No	Yes	3,941	0	25,546	200,032	13
010524	NTC Park Comfort Station II	2775 1 - 3 Cushing Rd.	2	3,400	Public Facility	Park And Recreation	Comfort Station	1965	No	Yes	38,384	21,468	1,024,737	1,635,230	64
300012	OVRP Mace Staging Area Restroom- Comfort Station	210 Mace Street	NA	297	Public Facility	Park And Recreation	Comfort Station	2010	No	Yes	14,775	348	16,756	133,591	13
000650	Palisades Building, Recital Hall and Puppet Theater	2130 Pan American Plaza	3	20,000	Public Facility	Park And Recreation	Public Event Site	1947	Yes	Yes	18,680	177,180	3,656,905	12,421,000	31
010307	Park and Comfort Station Wideman Memorial	#Imperial Ave. and Ritchey St.	4	627	Public Facility	Park And Recreation	Comfort Station	1976	Yes	Yes	6,757	1,669	67,872	278,758	25
001095	Park, Mountain View Comfort Station	#40th St. and Ocean View Blvd.	9	720	Public Facility	Park And Recreation	Comfort Station	1987	No	Yes	20,274	7,627	60,964	272,304	25
294810	Park, Vista Pacifica Park and Comfort Station	6066 Avenida De las Vistas	8	574	Public Facility	Park And Recreation	Comfort Station	2003	No	Yes	712	0	51,718	231,448	22
009885	Parks, Old Naval Hospital Library 8	1785 Stitt Ave.	3	8,700	Public Facility	Park And Recreation	Library	1951	Yes	Yes	23,801	0	2,116,906	6,740,064	31
300012	Pool, City Heights	4380 Landis St.	9	5,000	Public Facility	Park And Recreation	Swimming Pool	1998	No	Yes	2,067	6,205	733,802	4,132,250	18
010371	Rancho Penasquitos Skate Park- Comfort	10111 Carmel Mountain Road	5	431	Public Facility	Park And Recreation	Comfort Station	2005	No	Yes	3,259	407	24,323	192,804	13

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001459	Recreation Center, Adams	3491 Adams Ave.	3	2,362	Public Facility	Park And Recreation	Recreation Center	1987	No	Yes	8,912	764	588,288	1,352,599	44
000557	Recreation Center, Allied Gardens	5155 Greenbrier Rd.	7	10,585	Public Facility	Park And Recreation	Recreation Center	1961	Yes	Yes	11,360	31,207	2,270,694	6,002,648	38
001072	Recreation Center, Azalea	2596 Violet Ave.	9	2,200	Public Facility	Park And Recreation	Recreation Center	1973	Yes	Yes	1,745	40,997	308,630	1,291,070	27
001268	Recreation Center, Cabrillo	3051 Canon St.	2	2,000	Public Facility	Park And Recreation	Recreation Center	1980	Yes	Yes	3,581	7,858	500,326	1,119,240	45
000495	Recreation Center, Cadman	4280 Avati Dr.	2	2,800	Public Facility	Park And Recreation	Recreation Center	1971	No	Yes	17,602	13,373	476,301	1,568,392	31
010008	Recreation Center, Canyonside	12350 Black Mountain Rd.	6	15,000	Public Facility	Park And Recreation	Recreation Center	1992	No	Yes	1,083	52,667	2,680,602	9,360,750	29
009998	Recreation Center, Doyle Community	8175 Regents Road	1	17,400	Public Facility	Park And Recreation	Recreation Center	1992	Yes	Yes	5,257	186,265	1,982,841	10,166,994	21
000294	Recreation Center, Encanto	6508 Wunderlin Ave.	4	10,503	Public Facility	Park And Recreation	Recreation Center	1964	Yes	Yes	19,483	53,453	1,465,310	6,033,133	25
010279	Recreation Center, Gym, Scripps Ranch Community	11454 Blue Cypress Dr.	5	12,078	Public Facility	Park And Recreation	Recreation Center	2000	No	Yes	298	28,095	80,252	7,126,020	2
010254	Recreation Center, Hilltop Community Park	9711 Oviedo Way	5	5,400	Public Facility	Park And Recreation	Recreation Center	1998	Yes	Yes	4,599	1,565	552,845	3,138,588	18
001074	Recreation Center, Kearny Mesa	3170 Armstrong St.	7	11,162	Public Facility	Park And Recreation	Recreation Center	1973	Yes	Yes	9,013	46,504	2,328,842	6,411,341	37
000775	Recreation Center, Linda Vista	7064 Levant St.	7	6,103	Public Facility	Park And Recreation	Recreation Center	1955	Yes	Yes	6,355	4,935	1,124,601	3,500,315	32
001490	Recreation Center, Martin Luther King	6401 Skyline Dr.	4	15,088	Public Facility	Park And Recreation	Recreation Center	1986	Yes	Yes	43,442	172,506	1,860,934	8,379,875	24
000555	Recreation Center, North Clairemont	4421 Bannock Ave.	6	10,379	Public Facility	Park And Recreation	Recreation Center	1961	Yes	Yes	8,390	31,659	2,978,394	5,965,849	50
000488	Recreation Center, North Park (001334)(001063)	4044 Idaho St.	3	11,000	Public Facility	Park And Recreation	Recreation Center	1947	Yes	Yes	15,130	0	4,148,668	6,518,050	64
000875	Recreation Center, Old, San Ysidro, Casa	212 East Park Blvd.	3	7,242	Public Facility	Park And Recreation	Recreation Center	1957	Yes	Yes	70,537	20,082	3,087,245	4,539,575	68
001075	Recreation Center, Paradise Hills	6610 Potomac St.	4	12,585	Public Facility	Park And Recreation	Recreation Center	1973	Yes	Yes	7,426	89,175	507,449	7,210,072	8
009941	Recreation Center, Penn Athletic Area	2550 Dusk Dr.	4	2,880	Public Facility	Park And Recreation	Recreation Center	1992	Yes	Yes	10,123	20,841	488,451	1,804,579	28
000756	Recreation Center, San Carlos	6445 Lake Badin Ave.	7	10,800	Public Facility	Park And Recreation	Recreation Center	1970	Yes	Yes	59,930	25,377	3,906,532	5,978,772	66
000480	Recreation Center, Serra Mesa	9020 Village Glen Dr.	7	10,270	Public Facility	Park And Recreation	Recreation Center	1964	Yes	Yes	13,342	40,431	1,451,992	5,975,600	25
000758	Recreation Center, Skyline	8285 Skyline Dr.	4	10,800	Public Facility	Park And Recreation	Recreation Center	1965	Yes	Yes	36,273	69,183	1,332,054	6,202,764	23
001067	Recreation Center, South Bay	1885 Coronado Ave.	8	7,714	Public Facility	Park And Recreation	Recreation Center	1974	Yes	Yes	1,242	31,005	1,145,428	4,426,756	27
000771	Recreation Center, South Clairemont	3605 Clairemont Dr.	2	3,960	Public Facility	Park And Recreation	Recreation Center	1955	No	Yes	12,078	9,540	647,592	2,199,542	30
000299	Recreation Center, Southcrest	4149 Newton Ave.	9	10,272	Public Facility	Park And Recreation	Recreation Center	1964	Yes	Yes	1,790	14,496	853,392	5,500,759	16

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001265	Recreation Center, SouthEast Sports Field	1035 South 45th Street	9	2,390	Public Facility	Park And Recreation	Recreation Center	1979	Yes	Yes	9,213	4,145	366,706	1,373,079	27
001264	Recreation Center, Stockton	330 32nd St.	8	3,000	Public Facility	Park And Recreation	Recreation Center	1978	Yes	Yes	3,393	9,203	250,485	1,659,450	16
001402	Recreation Center, Tierrasanta (Old)	11220 Clairemont Mesa Blvd.	7	1,600	Public Facility	Park And Recreation	Recreation Center	1985	No	Yes	26,511	6,843	594,922	912,496	66
010593	Robb Field Comfort Station West Entrance	W. Point Loma Blvd. and Bacon	2	656	Public Facility	Park And Recreation	Comfort Station	1998	No	Yes	2,096	994	6,438	273,047	3
010527	San Ysidro Boys' Club	179 Diza Road	8	13,943	Public Facility	Park And Recreation	Youth Center	1985	No	Yes	11,181	28,306	1,614,357	8,173,944	20
000336	Senior Center, Encanto	6555 Broadway Ave.	4	1,219	Public Facility	Park And Recreation	Senior Center	1967	Yes	Yes	1,590	17,250	128,517	743,553	20
000840	Senior Center, La Jolla	1160 Coast Blvd.	1	2,461	Public Facility	Park And Recreation	Senior Center	1939	No	Yes	6,495	2,633	21,069	1,364,969	2
001241	Senior Center, Memorial	610 South 30th St.	8	1,270	Public Facility	Park And Recreation	Senior Center	1976	No	Yes	19,410	48,501	281,387	800,481	41
000813	Senior Center, N. Park Community Adult	2719 Howard Ave.	3	3,990	Public Facility	Park And Recreation	Senior Center	1969	No	Yes	1,914	0	1,407,658	2,130,860	66
001263	Senior Center, Paradise	1880 Logan Ave.	8	2,500	Public Facility	Park And Recreation	Senior Center	1983	Yes	Yes	5,181	31,785	903,851	1,491,375	63
001240	Senior Center, San Ysidro	125 East Park	8	2,787	Public Facility	Park And Recreation	Senior Center	1979	Yes	Yes	8,029	0	1,166,554	1,748,452	67
001025	Senior Center, Southcrest	#40th and Newton	9	1,250	Public Facility	Park And Recreation	Senior Center	1970	Yes	Yes	3,754	6,126	266,643	747,075	37
001062	Shuffleboard, Covered Court, North Park	2719 Howard St.	3	5,124	Public Facility	Park And Recreation	Recreation Center	1969	No	Yes	29,432	1,442	158,541	336,749	48
010466	Stonebridge Park and Comfort Station	15030 Sycamore Trail Rd	5	594	Public Facility	Park And Recreation	Comfort Station	2007	No	Yes	2,789	181	6,721	222,423	3
000863	Storage and Restrooms, Garage, Mount Hope	3751 Market St.	9	4,876	Public Facility	Park And Recreation	Comfort Station	1958	Yes	Yes	37,039	3,386	316,131	1,176,969	27
010473	Teralta Neighborhood Park and Comfort Station	4035 Polk Ave	9	132	Public Facility	Park And Recreation	Comfort Station	2008	No	Yes	5,795	4,200	29,255	121,394	28
000798	Ticket Booth, Balboa Star Light Bowl	2005 Pan American Plaza	3	2,130	Public Facility	Park And Recreation	Kiosk	1932	No	Yes	72,372	9,640	512,573	1,518,924	34
010358	Tierrasanta Tennis Clubhouse	11220 Clairemont Mesa Blvd.	7	480	Public Facility	Park And Recreation	Recreation Center	2006	No	Yes	1,101	0	10,133	141,240	7
010400	University Gardens, Neighborhood Park, Comfort	4900 Governor Dr.	1	188	Public Facility	Park And Recreation	Comfort Station	2000	No	Yes	11,585	496	12,830	85,856	16
000763	Veterans War Memorial	3325 Zoo Drive	3	21,000	Public Facility	Park And Recreation	Public Event Site	1950	Yes	Yes	11,142	64,076	3,691,781	11,310,390	33
Semi-Public Facilities															
010347	(R) Fire Station 44	10011 Black Mountain Road	6	9,403	Semi-Public Facility	Fire-Rescue	Fire Station	2002	Yes	Yes	27,543	1,759	277,671	6,945,244	4
010563	Entry Building	Two Father Junipero Serra Trail	7	320	Semi-Public Facility	Park And Recreation	Guardhouse	1999	No	Yes	9,114	0	59,539	201,587	30
001454	Fire Station 19	3434 Oceanview Blvd.	9	4,047	Semi-Public Facility	Fire-Rescue	Fire Station	1986	Yes	Yes	5,261	0	602,776	3,435,903	18
001252	Fire Station 03	725 West Kalmia St.	3	2,823	Semi-Public Facility	Fire-Rescue	Fire Station	1977	No	Yes	24,109	4,643	1,197,676	2,473,795	49

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000206	Fire Station 04	404 8th Ave.	3	7,120	Semi-Public Facility	Fire-Rescue	Fire Station	1948	Yes	Yes	46,062	0	1,024,084	5,206,785	20
000214	Fire Station 07	944 Cesar Chavez Parkway	8	5,883	Semi-Public Facility	Fire-Rescue	Fire Station	1957	Yes	Yes	45,304	4,332	1,619,904	4,817,118	34
000216	Fire Station 08	3974 Goldfinch St.	3	3,272	Semi-Public Facility	Fire-Rescue	Fire Station	1964	Yes	Yes	36,696	32,413	469,082	2,491,661	20
001254	Fire Station 10	4605 62nd St.	9	8,994	Semi-Public Facility	Fire-Rescue	Fire Station	1977	Yes	Yes	33,700	11,587	2,347,931	7,265,533	32
010353	Fire Station 11	945 25th Street	3	8,900	Semi-Public Facility	Fire-Rescue	Fire Station	1997	Yes	Yes	881	23,165	489,498	7,549,603	7
010386	Fire Station 12 Lincoln Park	4964 Imperial Avenue	4	11,340	Semi-Public Facility	Fire-Rescue	Fire Station	2005	Yes	Yes	361	10,530	564,248	9,302,315	6
001226	Fire Station 13	809 Nautilus St.	1	3,086	Semi-Public Facility	Fire-Rescue	Fire Station	1975	Yes	Yes	9,399	1,553	22,938	2,483,675	1
009982	Fire Station 14	4011 32nd St.	3	7,612	Semi-Public Facility	Fire-Rescue	Fire Station	1992	No	Yes	17,900	0	2,203,709	5,639,502	39
000226	Fire Station 15	4711 Voltaire St.	2	3,094	Semi-Public Facility	Fire-Rescue	Fire Station	1950	Yes	Yes	31,247	16,538	450,127	2,199,463	21
001297	Fire Station 16	2110 Via Casa Alta	1	3,036	Semi-Public Facility	Fire-Rescue	Fire Station	1983	Yes	Yes	33,782	50,943	459,692	1,756,478	29
009866	Fire Station 18	4676 Felton St.	3	6,619	Semi-Public Facility	Fire-Rescue	Fire Station	1989	No	Yes	6,078	2,101	1,775,246	4,871,121	36
000234	Fire Station 20	3305 Kemper St.	2	6,580	Semi-Public Facility	Fire-Rescue	Fire Station	1962	Yes	Yes	41,324	8,314	1,318,911	5,413,629	25
000238	Fire Station 22	1055 Catalina Blvd.	2	2,900	Semi-Public Facility	Fire-Rescue	Fire Station	1942	No	Yes	25,741	22,500	1,396,057	2,497,103	57
000240	Fire Station 23	2190 Comstock St.	7	4,022	Semi-Public Facility	Fire-Rescue	Fire Station	1964	No	Yes	30,704	0	1,936,660	3,397,062	57
000248	Fire Station 25	1972 Chicago St.	2	3,728	Semi-Public Facility	Fire-Rescue	Fire Station	1953	No	Yes	32,519	15,596	1,744,216	3,077,949	57
000250	Fire Station 26	2850 54th St.	4	6,237	Semi-Public Facility	Fire-Rescue	Fire Station	1954	No	Yes	27,978	0	2,758,458	4,977,563	55
000249	Fire Station 27	5064 Clairemont Dr.	6	4,216	Semi-Public Facility	Fire-Rescue	Fire Station	1955	No	Yes	40,778	34,242	852,275	3,414,201	26
000217	Fire Station 28	3880 Kearny Villa Rd.	6	5,660	Semi-Public Facility	Fire-Rescue	Fire Station	1958	No	Yes	46,170	32,493	2,215,629	4,489,625	50
010392	Fire Station 29, San Ysidro	198 W. San Ysidro Blvd.	8	9,800	Semi-Public Facility	Fire-Rescue	Fire Station	2005	Yes	Yes	0	5,025	39,593	7,556,682	1
000251	Fire Station 30	2265 Coronado Ave.	8	4,992	Semi-Public Facility	Fire-Rescue	Fire Station	1959	Yes	Yes	31,463	162	1,053,401	3,524,052	30
010387	Fire Station 31 Del Cerro	6002 Camino Rico	7	8,825	Semi-Public Facility	Fire-Rescue	Fire Station	2005	Yes	Yes	8,054	1,148	268,771	7,180,373	4
000252	Fire Station 32	484 Brainerd	4	3,920	Semi-Public Facility	Fire-Rescue	Fire Station	1961	Yes	Yes	29,041	17,539	576,159	3,089,352	19
000241	Fire Station 34	6565 Cowles Mt. Blvd.	7	3,510	Semi-Public Facility	Fire-Rescue	Fire Station	1963	No	Yes	26,491	13,289	870,499	2,830,991	31
000242	Fire Station 35	4285 Eastgate Mall	1	7,999	Semi-Public Facility	Fire-Rescue	Fire Station	1971	Yes	Yes	31,463	20,207	1,548,193	6,359,285	25

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000022	Fire Station 36	5855 Chateau Drive	6	5,109	Semi-Public Facility	Fire-Rescue	Fire Station	1969	Yes	Yes	42,335	0	1,424,951	4,106,461	35
001266	Fire Station 38 (Mira Mesa)	8441 New Salem St.	6	3,075	Semi-Public Facility	Fire-Rescue	Fire Station	1980	Yes	Yes	44,709	6,626	447,914	2,094,629	22
001234	Fire Station 39	4949 La Cuenta Dr.	7	2,395	Semi-Public Facility	Fire-Rescue	Fire Station	1979	Yes	Yes	29,380	24,316	111,716	1,622,900	8
001267	Fire Station 40 (Penasquitos)	13393 Salmon River Rd.	5	7,004	Semi-Public Facility	Fire-Rescue	Fire Station	1980	Yes	Yes	45,363	23,160	1,786,556	5,869,772	31
009881	Fire Station 42	12119 World Trade Dr.	5	5,100	Semi-Public Facility	Fire-Rescue	Fire Station	1988	Yes	Yes	31,463	9,547	610,968	3,785,781	16
010057	Fire Station 43	1590 La Media Rd.	8	9,924	Semi-Public Facility	Fire-Rescue	Fire Station	1995	Yes	Yes	15,500	80,404	2,295,675	8,593,589	28
010382	Fire Station 46	14556 Lazanja Dr	5	9,805	Semi-Public Facility	Fire-Rescue	Fire Station	2005	Yes	Yes	18,110	26,002	174,557	7,068,523	3
001257	Fire Station 6	693 Twining Ave.	8	1,800	Semi-Public Facility	Fire-Rescue	Fire Station	1978	No	Yes	43,374	11,076	236,358	1,461,204	17
001270	Fire Station 9 (La Jolla)	7870 Ardath Lane	1	6,486	Semi-Public Facility	Fire-Rescue	Fire Station	1979	No	Yes	43,216	20,113	984,110	4,538,254	22
000281	Lifeguard Station, Tower, Ocean Beach	1950 Abbott St.	2	3,341	Semi-Public Facility	Fire-Rescue	Lifeguard Station	1981	No	Yes	3,437	29,704	783,263	2,147,728	38
010456	Pacific Highland Ranch Fire Station 47	6041 Edgewood Bend Ct	1	13,036	Semi-Public Facility	Fire-Rescue	Fire Station	2007	Yes	Yes	361	7,148	361	11,171,982	0
001485	Police Station Headquarters	1401 Broadway	3	434,722	Semi-Public Facility	Police	Police Station	1987	Yes	Yes	13,543	3,642,057	64,228,745	397,640,213	17
010278	Police Station, Central, Lincoln Park	2501 Imperial Ave	8	26,000	Semi-Public Facility	Police	Police Station	2000	Yes	Yes	882	37,403	1,912,281	15,346,500	13
010049	Police Station, Mid City	4310 Landis St.	9	34,278	Semi-Public Facility	Police	Police Station	1995	No	Yes	1,112	84,795	3,777,098	17,074,900	23
010006	Police Station, Southern	1120 27th St.	8	21,442	Semi-Public Facility	Police	Police Station	1992	Yes	Yes	16,539	51,372	980,007	12,710,174	8
000770	Police Storefront, Star Pal - Colina Del Sol	5319 Orange Ave.	9	1,450	Semi-Public Facility	Park And Recreation	Police Storefront	1954	Yes	Yes	5,591	0	287,281	720,679	40
001276	Police Substation, NorthEastern Division	13396 Salmon River Rd.	5	17,859	Semi-Public Facility	Police	Police Station	1988	No	Yes	2,318	99,843	2,112,402	8,259,788	27
001277	Police Substation, SouthEastern Division	7222 Skyline Dr.	4	16,472	Semi-Public Facility	Police	Police Station	1986	Yes	Yes	404	30,960	1,745,753	7,570,037	23
001278	Police Substation, Western Division (Security Alarm)	5215 Gaines St.	2	18,400	Semi-Public Facility	Police	Police Station	1984	Yes	Yes	2,151	0	5,530,001	8,930,808	62
City Office/ Work Yard/ Operations															
900087	Balboa Park, Nursery, Headhouse 2	2850 Pershing Dr.	3	3,000	City Office/Work Yard/Oper.	Park And Recreation	Nursery	1989	Yes	Yes	3,581	0	272,644	968,010	28
000298	Bank, Graffiti Exchange, Chollas	2711 Caminito Chollas	4	926	City Office/Work Yard/Oper.	Development Services	Storage	1964	Yes	Yes	62,240	6,310	357,177	482,381	75
300012	Chollas Communications Master Site	2781 Caminito Chollas	4	1,050	City Office/Work Yard/Oper.	Information Technology	Office	2007	No	Yes	18,268	0	18,268	707,175	3
257	Chollas Streets, Storm Water	2781 Caminito Chollas	4	4,244	City Office/Work Yard/Oper.	Public Works	Office	1962	Yes	Yes	11,706	34,700	1,282,641	2,609,763	50
CCP	Civic Center Plaza	1200 3rd Avenue	3	283,175	City Office/Work Yard/Oper.	Real Estate Assets	Office	1972	No	Yes	123,354	1,902,300	15,185,628	250,037,862	7

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Facility No.	Description	Address	District	Actual Assessed SF	Asset Function	Department	Asset Type	Year Built	Solar Survey	Accessibility Survey	Accessibility Requirement	Total Maintenance Backlog	Total Capital Backlog	Plant Replacement Value	Actual Building FCI
000295	Comfort Station, Pistol Range	4008 Federal Blvd.	9	448	City Office/Work Yard/Oper.	Police	Event/Break Area	1934	No	Yes	29,387	7,827	83,958	194,092	47
000046	Communications, Special Systems Group, Central	#20th and B Street, Central Operations	3	4,800	City Office/Work Yard/Oper.	Information Technology	Office	1948	No	Yes	5,542	15,677	275,619	1,791,360	16
009926	Fire Department Communications Center	3750 Kearny Villa Rd.	6	11,563	City Office/Work Yard/Oper.	Fire-Rescue	Office	1993	Yes	Yes	29,904	4,761	917,972	10,841,584	9
000554	Garage, Presidio Park	#Taylor St. Near The Indian Statue	3	840	City Office/Work Yard/Oper.	Park And Recreation	Vehicle Facility	1963	No	Yes	9,818	0	69,543	196,526	35
KCHS	King Chavez High School	201 A Street	3	35,040	City Office/Work Yard/Oper.	Real Estate Assets	Office	1954	No	Yes	53,001	19,835	7,609,250	24,661,152	31
010322	Lake, Chollas Park, Ranger Station	6350 College Grove	4	296	City Office/Work Yard/Oper.	Park And Recreation	Ranger Station	2002	No	Yes	11,664	0	29,218	86,281	34
009970	Lake, Chollas, Boat House	6350 College Grove	4	290	City Office/Work Yard/Oper.	Park And Recreation	Residence	1971	No	Yes	8,509	0	33,160	106,578	31
TBD	NTC Building 619	2455 Cushing Rd	2	20,524	City Office/Work Yard/Oper.	Park And Recreation	Office	1991	No	Yes	16,715	0	4,811,772	12,034,658	40
009840	Nursery, Office, Staff- Balboa Park	2850 Pershing Dr.	3	1,200	City Office/Work Yard/Oper.	Park And Recreation	Office	1989	No	Yes	13,720	23,616	262,580	607,572	47
000800	Office, Presidio Park	2866 Jackson St.	3	500	City Office/Work Yard/Oper.	Park And Recreation	Office	1939	No	Yes	81,042	0	258,978	324,395	80
300012	Old SDDPC Building 1 South	5965 Santa Fe St	2	42,000	City Office/Work Yard/Oper.	Information Technology	Office	1985	No	Yes	21,216	55,505	17,701,232	25,993,800	68
300012	Old SDDPC Building 2 North	5975 Santa Fe St	2	42,370	City Office/Work Yard/Oper.	Information Technology	Office	1983	No	Yes	5,239	8,346	16,960,885	33,190,540	51
001313	Park, Pioneer, Grant School Grounds	1425 W. Washington Pl.	3	1,806	City Office/Work Yard/Oper.	Park And Recreation	Office	1983	No	Yes	54,761	15,614	316,571	911,091	36
000260	Parker Hall, Streets, Chollas	#Caminito Chollas	4	4,410	City Office/Work Yard/Oper.	Public Works	Office	1962	Yes	Yes	3,591	0	1,198,031	2,857,812	42
009884	Parks, Administration, (Old Naval Hospital 1)	2125 Park Blvd.	3	28,000	City Office/Work Yard/Oper.	Park And Recreation	Office	1914	Yes	Yes	9,039	68,187	6,994,189	23,989,840	29
000300	Parks, Service Bldg. and Offices, Rose Canyon	3775 Morena Blvd.	2	2,500	City Office/Work Yard/Oper.	Park And Recreation	Office	1964	Yes	Yes	63,958	3,076	1,119,667	1,483,250	76
000287	Police, Caretakers House, Pistol Range	4008 Federal Blvd.	9	899	City Office/Work Yard/Oper.	Police	Residence	1934	No	Yes	27,967	0	274,302	395,461	69
009952	Police, Garage, NorthEastern	13396 Salmon River Rd.	5	5,820	City Office/Work Yard/Oper.	Police	Vehicle Facility	1988	Yes	Yes	7,210	0	659,309	2,501,261	26
900039	Police, Garage, SouthEastern	7222 Skyline	4	6,101	City Office/Work Yard/Oper.	Police	Vehicle Facility	1984	Yes	Yes	13,474	0	1,052,369	2,413,861	44
010007	Police, Garage, Southern	1120 27th St.	8	6,293	City Office/Work Yard/Oper.	Police	Vehicle Facility	1992	No	Yes	7,493	0	1,146,437	3,080,738	37
900041	Police, Garage, Western,	5215 Gaines	2	6,090	City Office/Work Yard/Oper.	Police	Vehicle Facility	1984	Yes	Yes	13,600	0	1,573,472	2,907,610	54
000293	Police, Rangemaster's Office, Pistol Range	4008 Federal Blvd.	9	1,314	City Office/Work Yard/Oper.	Police	Office	1934	No	Yes	22,039	6,278	188,939	536,178	36
010594	Quivira Basin Police Trailer	2581 Quivira Ct.	2	800	City Office/Work Yard/Oper.	Police	Office	2000	No	Yes	29,972	936	49,988	151,152	34
010288	Ranger Station, Kumeyaay (Entrance Station)	10580 Father Junipero Serra Trail #2	7	520	City Office/Work Yard/Oper.	Park And Recreation	Ranger Station	2000	No	Yes	7,866	0	50,132	247,515	20

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000912	Rose Canyon Office, Developed	3775 Morena Blvd.	2	30,975	City Office/Work Yard/Oper.	Park And Recreation	Office	1960	Yes	Yes	54,012	48,873	4,100,125	9,479,589	44
000034	Streets, Traffic Signals Knockover Shop and Storage	#20th and B Street, Central Operations	3	1,800	City Office/Work Yard/Oper.	Transportation and Storm Water	Shop	1948	No	Yes	0	18,900	105,668	502,794	25

APPENDIX C

Facilities That Received The Solar Energy Feasibility Assessment

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Public Facilities															
010263	Activity Center, Balboa Park	2145 Park Blvd.	3	32800	Public Facility	Park And Recreation	Recreation Center	1999	Yes	Yes	No	9,341	3,193,791	20,532,800	16
000645	Balboa Park Club	2150 Pan American Rd. W.	3	24309	Public Facility	Park And Recreation	Public Event Site	1947	Yes	Yes	No	407,319	2,331,986	15,621,450	17
010534	Central Police Division Parking Garage	2501 Imperial Ave.	8	78992	Public Facility	Police	Parking Garage	2000	Yes	No	No	14,209	2,104,505	20,653,248	11
009807	Community Activity Center, San Ysidro	179 Diza Rd.	8	14309	Public Facility	Park And Recreation	Recreation Center	1962	Yes	Yes	Yes	148,301	1,663,087	8,270,888	21
010019	Community Center, Cesar Chavez (Larson Field)	455 Sycamore Road	8	9655	Public Facility	Park And Recreation	Community Center	1993	Yes	Yes	No	45,144	165,817	6,218,013	2
TBD	Copley Family YMCA Facility	3901 Landis St.	9	28040	Public Facility	Real Estate Assets	Recreation Center	1956	Yes	Yes	Yes	114,691	8,757,732	17,425,178	52
000246	Fire Alarm Building	#8th Ave. and Cobblestone Dr.	3	6016	Public Facility	Park And Recreation	Historical Building	1927	Yes	Yes	Yes	24,373	862,873	4,666,371	17
010398	George Steven Senior Center	570 South 65th Street	4	11360	Public Facility	Park And Recreation	Senior Center	2006	Yes	Yes	No	11,895	0	7,225,528	0
001350	Gymnasium, Linda Vista	7064 Levant St.	7	6808	Public Facility	Park And Recreation	Recreation Center	1983	Yes	Yes	Yes	4,734	1,360,677	3,652,220	37
010088	Gymnasium, Mid City Community	4302 Landis St.	9	10000	Public Facility	Park And Recreation	Recreation Center	1996	Yes	Yes	Yes	6,824	1,073,998	5,773,100	20
000637	Gymnasium, Municipal	2111 Pan American Plaza	3	28000	Public Facility	Park And Recreation	Recreation Center	1947	Yes	Yes	No	108,147	3,413,817	18,991,560	17
001219	Library, Beckwourth	721 San Pasqual St.	4	8491	Public Facility	Library	Library	1976	Yes	Yes	Yes	0	454,506	5,200,822	5
010223	Library, Carmel Mountain Ranch	12095 World Trade Dr.	5	13102	Public Facility	Library	Library	1998	Yes	Yes	Yes	35,573	1,986,393	9,018,762	21
010360	Library, College Rolando Library	6600 Montezuma Road	9	15468	Public Facility	Library	Library	2004	Yes	Yes	Yes	4,122	59,442	13,310,369	0
010138	Library, Earl and Birdie Taylor (Pacific Beach)	4275 Cass St.	2	12500	Public Facility	Library	Library	1997	Yes	Yes	No	11,365	96,800	9,297,500	1
009845	Library, Florence Riford - La Jolla	7555 Draper Ave.	1	28063	Public Facility	Library	Library	1988	Yes	Yes	Yes	9,760	779,778	24,201,812	3
009819	Library, Linda Vista (New)	2160 Ulric St.	7	10244	Public Facility	Library	Library	1986	Yes	Yes	Yes	27,698	2,097,334	7,052,584	31
000447	Library, Logan Heights	811 S. 28th St.	8	2960	Public Facility	Library	Library	1927	Yes	Yes	Yes	0	693,764	1,562,199	45
300012	Library, Logan Heights Branch	567 So. 28th Street	8	27028	Public Facility	Library	Library	2009	Yes	No	No	19,674	4,112	22,939,474	0
000440	Library, Main, Downtown	820 E St.	3	150000	Public Facility	Library	Library	1954	Yes	Yes	Yes	2,772	55,681,030	113,874,000	48
010133	Library, Malcolm X, and R.E.A.D. San Diego	5148 Market St.	4	26328	Public Facility	Library	Library	1996	Yes	Yes	Yes	98,247	6,605,162	19,713,880	35
010326	Library, Mission Valley	2123 Fenton Parkway	7	19760	Public Facility	Library	Library	2002	Yes	Yes	No	555	192,768	13,804,138	1
000450	Library, North Park	3795 31st St.	3	8100	Public Facility	Library	Library	1988	Yes	No	Yes	4,521	1,296,258	5,153,868	26

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000478	Library, Oak Park	2802 54th St.	4	5427	Public Facility	Library	Library	1968	Yes	Yes	Yes	31,052	288,859	3,512,029	9
009815	Library, Otay Mesa	3003 Coronado Ave.	8	14900	Public Facility	Library	Library	1986	Yes	Yes	Yes	72,347	168,704	9,665,779	2
000457	Library, Paradise Hills	5922 Rancho Hills Dr.	4	4527	Public Facility	Library	Library	1964	Yes	Yes	Yes	7,068	1,449,577	2,950,925	51
900710	Library, Performance Annex, Urban Village Park	3795 Fairmont Ave.	9	3600	Public Facility	Library	Library	1998	Yes	Yes	No	12,843	444,182	2,879,784	16
010352	Library, Point Loma	3701 Voltaire St.	2	25116	Public Facility	Library	Library	2003	Yes	Yes	No	65,798	98,231	19,369,208	1
010084	Library, Rancho Bernardo	17110 Bernardo Center Dr.	5	23000	Public Facility	Library	Library	1995	Yes	Yes	No	6,125	5,531,265	18,727,290	30
000473	Library, San Ysidro	101 W. San Ysidro Blvd.	8	4048	Public Facility	Library	Library	1957	Yes	No	Yes	3,829	231,447	2,758,348	9
009999	Library, Scripps Miramar Ranch	10301 Scripps Lake Dr.	5	21700	Public Facility	Library	Library	1993	Yes	No	Yes	5,449	4,042,585	16,524,550	26
000477	Library, Skyline Hills	480 S. Meadow Brook Dr.	4	4400	Public Facility	Library	Library	1968	Yes	Yes	Yes	17,634	1,057,599	3,014,176	37
001272	Library, Tierrasanta	4985 La Cuenta	7	8766	Public Facility	Library	Library	1983	Yes	No	Yes	17,720	876,544	5,962,721	13
001099	Mountain View Teen Ctr. (Old Recreation Center)	551 South 40th St.	9	1922	Public Facility	Park And Recreation	Teen Center	1973	Yes	Yes	Yes	20,095	555,017	1,050,027	55
010051	Nature and Visitor Center, Mission Trails Regional	One Father Junipero Serra Trail	7	14081	Public Facility	Park And Recreation	Community Center	1994	Yes	No	Yes	15,605	886,296	8,116,570	10
010030	Nature and Visitors Center, Tecolote	5180 Tecolote Rd.	2	4860	Public Facility	Park And Recreation	Community Center	1994	Yes	Yes	Yes	7,806	578,317	3,056,989	20
010105	Neighborhood House, Senior Center	795 South Boundary St.	9	6265	Public Facility	Real Estate Assets	Senior Center	1996	Yes	Yes	Yes	18,375	696,300	4,183,767	17
001450	Normal Heights Community Center - Old Oneira	4649 Hawley Blvd.	3	4221	Public Facility	Park And Recreation	Recreation Center	1985	Yes	No	Yes	4,584	1,210,211	2,328,050	52
010447	North UTC Library	8820 Judicial Drive	1	16020	Public Facility	Library	Library	2007	Yes	No	No	3,735	0	13,032,751	0
010448	North UTC Recreation Center (Nobel)	8810 Judicial Drive	1	10500	Public Facility	Park And Recreation	Recreation Center	2007	Yes	No	No	38,205	0	5,611,200	1
010525	Ocean Air Recreation Center	4770 Fairport Way	1	13635	Public Facility	Park And Recreation	Recreation Center	2009	Yes	No	No	26,907	19,530	8,460,108	1
000650	Palisades Building, Recital Hall and Puppet Theater	2130 Pan American Plaza	3	20000	Public Facility	Park And Recreation	Public Event Site	1947	Yes	Yes	Yes	177,180	3,656,905	12,421,000	31
010307	Park and Comfort Station Wideman Memorial	#Imperial Ave. and Ritchey St.	4	627	Public Facility	Park And Recreation	Comfort Station	1976	Yes	No	Yes	1,669	67,872	278,758	25
010454	Park, Nobel Athletic Area and Comfort Station	8810 Judicial Drive	1	342	Public Facility	Park And Recreation	Comfort Station	1990	Yes	No	No	0	47,662	145,059	32
009885	Parks, Old Naval Hospital Library 8	1785 Stitt Ave.	3	8700	Public Facility	Park And Recreation	Library	1951	Yes	Yes	Yes	0	2,116,906	6,740,064	30
001301	Pool, Allied Gardens	6707 Glenroy St.	7	4332	Public Facility	Park And Recreation	Swimming Pool	1983	Yes	Yes	No	43,343	1,273,229	2,889,487	36
001300	Pool, Clairemont	3600 Clairemont Dr.	2	4332	Public Facility	Park And Recreation	Swimming Pool	1983	Yes	Yes	No	64,205	1,143,167	2,656,902	37

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000567	Pool, Colina Del Sol	4100 54th St.	9	4212	Public Facility	Park And Recreation	Swimming Pool	1969	Yes	Yes	No	82,801	1,268,840	2,626,056	58
000619	Pool, Kearns Municipal	2229 Morley Field Dr.	3	12821	Public Facility	Park And Recreation	Swimming Pool	1947	Yes	Yes	No	152,278	2,860,242	8,914,313	39
000566	Pool, Kearny Mesa	3170 Armstrong St.	7	4212	Public Facility	Park And Recreation	Swimming Pool	1969	Yes	Yes	No	22,210	764,917	2,755,322	30
000568	Pool, Martin Luther King Jr.	6401 Skyline Dr.	4	4212	Public Facility	Park And Recreation	Swimming Pool	1969	Yes	Yes	No	86,809	861,286	3,145,479	33
000569	Pool, Memorial	2902 Marcy Ave.	8	4482	Public Facility	Park And Recreation	Swimming Pool	1969	Yes	Yes	No	24,446	814,804	3,973,876	24
001212	Pool, Swanson-Standley	3585 Governor Dr.	1	6333	Public Facility	Park And Recreation	Swimming Pool	1976	Yes	Yes	No	21,495	850,630	3,629,189	25
010093	Pool, Tierrasanta Community	12238 Clairemont Mesa Blvd.	7	14581	Public Facility	Park And Recreation	Swimming Pool	1996	Yes	Yes	No	58,193	3,088,679	11,576,877	20
001026	Pool, Vista Terrace	301 Athey Ave.	8	5184	Public Facility	Park And Recreation	Swimming Pool	1972	Yes	Yes	No	73,602	720,475	4,431,024	18
000557	Recreation Center, Allied Gardens	5155 Greenbrier Rd.	7	10585	Public Facility	Park And Recreation	Recreation Center	1961	Yes	No	Yes	31,207	2,270,694	6,002,648	37
001072	Recreation Center, Azalea	2596 Violet Ave.	9	2200	Public Facility	Park And Recreation	Recreation Center	1973	Yes	Yes	Yes	40,997	308,630	1,291,070	24
001268	Recreation Center, Cabrillo	3051 Canon St.	2	2000	Public Facility	Park And Recreation	Recreation Center	1980	Yes	Yes	Yes	7,858	500,326	1,119,240	46
010305	Recreation Center, Carmel Mountain Ranch	10152 Rancho Carmel Dr.	5	10600	Public Facility	Park And Recreation	Recreation Center	1997	Yes	Yes	No	8,400	29,936	6,174,712	1
010304	Recreation Center, Carmel Valley	3777 Townsgate Drive	1	23150	Public Facility	Park And Recreation	Recreation Center	1999	Yes	No	No	15,759	2,877,777	13,539,741	22
000491	Recreation Center, Colina Del Sol	5319 Orange Ave.	9	15440	Public Facility	Park And Recreation	Recreation Center	1962	Yes	Yes	No	34,668	2,863,069	8,908,417	32
009998	Recreation Center, Doyle Community	8175 Regents Road	1	17400	Public Facility	Park And Recreation	Recreation Center	1992	Yes	Yes	Yes	186,265	1,982,841	10,166,994	21
000294	Recreation Center, Encanto	6508 Wunderlin Ave.	4	10503	Public Facility	Park And Recreation	Recreation Center	1964	Yes	Yes	Yes	53,453	1,465,310	6,033,133	26
000512	Recreation Center, Golden Hill 2600 Golf Course Dr.	2743 Golf Course Dr.	3	10503	Public Facility	Park And Recreation	Recreation Center	1964	Yes	Yes	No	135,074	1,810,764	6,304,846	31
010254	Recreation Center, Hilltop Community Park	9711 Oviedo Way	5	5400	Public Facility	Park And Recreation	Recreation Center	1998	Yes	Yes	Yes	1,565	552,845	3,138,588	18
001074	Recreation Center, Kearny Mesa	3170 Armstrong St.	7	11162	Public Facility	Park And Recreation	Recreation Center	1973	Yes	No	Yes	46,504	2,328,842	6,411,341	37
000775	Recreation Center, Linda Vista	7064 Levant St.	7	6103	Public Facility	Park And Recreation	Recreation Center	1955	Yes	Yes	Yes	4,935	1,124,601	3,500,315	31
001490	Recreation Center, Martin Luther King	6401 Skyline Dr.	4	15088	Public Facility	Park And Recreation	Recreation Center	1986	Yes	Yes	Yes	172,506	1,860,934	8,379,875	22
000496	Recreation Center, Memorial	2902 Marcy Ave.	8	13060	Public Facility	Park And Recreation	Recreation Center	1944	Yes	Yes	No	10,650	1,294,617	7,675,754	18
009937	Recreation Center, Montgomery-Waller	3020 Coronado Ave.	8	10845	Public Facility	Park And Recreation	Recreation Center	1991	Yes	Yes	No	63,664	373,878	6,487,913	7

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010359	Recreation Center, Mountain View Community (New)	641 S. Boundary Street	9	18000	Public Facility	Park And Recreation	Recreation Center	2004	Yes	Yes	No	7,560	177,720	12,718,980	1
000555	Recreation Center, North Clairemont	4421 Bannock Ave.	6	10379	Public Facility	Park And Recreation	Recreation Center	1961	Yes	No	Yes	31,659	2,978,394	5,965,849	50
000488	Recreation Center, North Park (001334)(001063)	4044 Idaho St.	3	11000	Public Facility	Park And Recreation	Recreation Center	1947	Yes	No	Yes	0	4,148,668	6,518,050	62
000875	Recreation Center, Old, San Ysidro, Casa	212 East Park Blvd.	3	7242	Public Facility	Park And Recreation	Recreation Center	1957	Yes	No	Yes	20,082	3,087,245	4,539,575	68
001075	Recreation Center, Paradise Hills	6610 Potomac St.	4	12585	Public Facility	Park And Recreation	Recreation Center	1973	Yes	Yes	Yes	89,175	507,449	7,210,072	8
009941	Recreation Center, Penn Athletic Area	2550 Dusk Dr.	4	2880	Public Facility	Park And Recreation	Recreation Center	1992	Yes	Yes	Yes	20,841	488,451	1,804,579	30
000484	Recreation Center, Presidio	2811 Jackson St.	3	8527	Public Facility	Park And Recreation	Recreation Center	1946	Yes	Yes	No	28,118	1,641,639	4,837,111	33
010052	Recreation Center, Rancho Bernardo	18448 West Bernardo Dr.	5	14258	Public Facility	Park And Recreation	Recreation Center	1994	Yes	Yes	No	45,774	2,043,550	8,512,454	24
001027	Recreation Center, Robb Field	2525 Bacon St.	2	4800	Public Facility	Park And Recreation	Recreation Center	1972	Yes	Yes	No	20,343	984,701	2,629,920	40
000756	Recreation Center, San Carlos	6445 Lake Badin Ave.	7	10800	Public Facility	Park And Recreation	Recreation Center	1970	Yes	No	Yes	25,377	3,906,532	5,978,772	65
000480	Recreation Center, Serra Mesa	9020 Village Glen Dr.	7	10270	Public Facility	Park And Recreation	Recreation Center	1964	Yes	Yes	Yes	40,431	1,451,992	5,975,600	23
001233	Recreation Center, Silverwing	3737 Arey Dr.	8	2095	Public Facility	Park And Recreation	Recreation Center	1976	Yes	Yes	No	0	462,989	1,143,807	41
000758	Recreation Center, Skyline	8285 Skyline Dr.	4	10800	Public Facility	Park And Recreation	Recreation Center	1965	Yes	Yes	Yes	69,183	1,332,054	6,202,764	21
001067	Recreation Center, South Bay	1885 Coronado Ave.	8	7714	Public Facility	Park And Recreation	Recreation Center	1974	Yes	Yes	Yes	31,005	1,145,428	4,426,756	26
000299	Recreation Center, Southcrest	4149 Newton Ave.	9	10272	Public Facility	Park And Recreation	Recreation Center	1964	Yes	Yes	Yes	14,496	853,392	5,500,759	15
001265	Recreation Center, SouthEast Sports Field	1035 South 45th Street	9	2390	Public Facility	Park And Recreation	Recreation Center	1979	Yes	Yes	Yes	4,145	366,706	1,373,079	27
001264	Recreation Center, Stockton	330 32nd St.	8	3000	Public Facility	Park And Recreation	Recreation Center	1978	Yes	Yes	Yes	9,203	250,485	1,659,450	14
009951	Recreation Center, Tierrasanta	11220 Clairemont Mesa Blvd.	7	17000	Public Facility	Park And Recreation	Recreation Center	1990	Yes	Yes	No	48,616	2,107,148	11,542,320	17
010238	Recreation Ctr, Pool and Comf Sta. City Hts. (Urban Village)	4380 Landis Street	9	8833	Public Facility	Park And Recreation	Recreation Center	1996	Yes	Yes	No	20,124	368,715	4,998,418	8
000336	Senior Center, Encanto	6555 Broadway Ave.	4	1219	Public Facility	Park And Recreation	Senior Center	1967	Yes	Yes	Yes	17,250	128,517	743,553	17
009818	Senior Center, Mira Mesa	8460 Mira Mesa Blvd.	6	3672	Public Facility	Park And Recreation	Senior Center	1987	Yes	Yes	No	11,457	465,389	2,254,498	20
001263	Senior Center, Paradise	1880 Logan Ave.	8	2500	Public Facility	Park And Recreation	Senior Center	1983	Yes	Yes	Yes	31,785	903,851	1,491,375	61
902002	Senior Center, Rancho Bernardo, Joslyn (L)	18402 W. Bernardo Dr.	5	7500	Public Facility	Park And Recreation	Senior Center	1989	Yes	Yes	No	11,779	1,265,663	4,338,525	28

Appendix C – List Of Facilities That Received The Solar Energy Feasibility Assessment By Facility Number – City Occupied Facilities

Facility No.	Description	Address	District	Actual Assessed SF	Asset Function	Department	Asset Type	Year Built	Solar Survey	Solar Feasible	Accessibility Survey	Total Maintenance Backlog	Total Capital Backlog	Plant Replacement Value	Actual Building FCI
001240	Senior Center, San Ysidro	125 East Park	8	2787	Public Facility	Park And Recreation	Senior Center	1979	Yes	Yes	Yes	0	1,166,554	1,748,452	64
001025	Senior Center, Southcrest	#40th and Newton	9	1250	Public Facility	Park And Recreation	Senior Center	1970	Yes	Yes	Yes	6,126	266,643	747,075	35
010391	Serra Mesa - Kearny Mesa Library	9005 Aero Drive	7	15763	Public Facility	Library	Library	2005	Yes	Yes	No	13,218	537,096	11,066,257	5
000863	Storage and Restrooms, Garage, Mount Hope	3751 Market St.	9	4876	Public Facility	Park And Recreation	Comfort Station	1958	Yes	No	Yes	3,386	316,131	1,176,969	22
000763	Veterans War Memorial	3325 Zoo Drive	3	21000	Public Facility	Park And Recreation	Public Event Site	1950	Yes	Yes	Yes	64,076	3,691,781	11,310,390	34
Semi-Public Facilities															
010347	(R) Fire Station 44	10011 Black Mountain Road	6	9403	Semi-Public Facility	Fire-Rescue	Fire Station	2002	Yes	Yes	Yes	1,759	277,671	6,945,244	3
001454	Fire Station 19	3434 Oceanview Blvd.	9	4047	Semi-Public Facility	Fire-Rescue	Fire Station	1986	Yes	Yes	Yes	0	602,776	3,435,903	18
000206	Fire Station 04	404 8th Ave.	3	7120	Semi-Public Facility	Fire-Rescue	Fire Station	1948	Yes	No	Yes	0	1,024,084	5,206,785	20
000214	Fire Station 07	944 Cesar Chavez Parkway	8	5883	Semi-Public Facility	Fire-Rescue	Fire Station	1957	Yes	Yes	Yes	4,332	1,619,904	4,817,118	31
000216	Fire Station 08	3974 Goldfinch St.	3	3272	Semi-Public Facility	Fire-Rescue	Fire Station	1964	Yes	Yes	Yes	32,413	469,082	2,491,661	18
001254	Fire Station 10	4605 62nd St.	9	8994	Semi-Public Facility	Fire-Rescue	Fire Station	1977	Yes	Yes	Yes	11,587	2,347,931	7,265,533	33
010353	Fire Station 11	945 25th Street	3	8900	Semi-Public Facility	Fire-Rescue	Fire Station	1997	Yes	Yes	Yes	23,165	489,498	7,549,603	7
010386	Fire Station 12 Lincoln Park	4964 Imperial Avenue	4	11340	Semi-Public Facility	Fire-Rescue	Fire Station	2005	Yes	Yes	Yes	10,530	564,248	9,302,315	6
001226	Fire Station 13	809 Nautilus St.	1	3086	Semi-Public Facility	Fire-Rescue	Fire Station	1975	Yes	No	Yes	1,553	22,938	2,483,675	1
000226	Fire Station 15	4711 Voltaire St.	2	3094	Semi-Public Facility	Fire-Rescue	Fire Station	1950	Yes	Yes	Yes	16,538	450,127	2,199,463	21
001297	Fire Station 16	2110 Via Casa Alta	1	3036	Semi-Public Facility	Fire-Rescue	Fire Station	1983	Yes	Yes	Yes	50,943	459,692	1,756,478	28
000234	Fire Station 20	3305 Kemper St.	2	6580	Semi-Public Facility	Fire-Rescue	Fire Station	1962	Yes	Yes	Yes	8,314	1,318,911	5,413,629	22
010392	Fire Station 29, San Ysidro	198 W. San Ysidro Blvd.	8	9800	Semi-Public Facility	Fire-Rescue	Fire Station	2005	Yes	Yes	Yes	5,025	39,593	7,556,682	0
000251	Fire Station 30	2265 Coronado Ave.	8	4992	Semi-Public Facility	Fire-Rescue	Fire Station	1959	Yes	Yes	Yes	162	1,053,401	3,524,052	31
010387	Fire Station 31 Del Cerro	6002 Camino Rico	7	8825	Semi-Public Facility	Fire-Rescue	Fire Station	2005	Yes	Yes	Yes	1,148	268,771	7,180,373	3
000252	Fire Station 32	484 Brairwood	4	3920	Semi-Public Facility	Fire-Rescue	Fire Station	1961	Yes	Yes	Yes	17,539	576,159	3,089,352	20
000242	Fire Station 35	4285 Eastgate Mall	1	7999	Semi-Public Facility	Fire-Rescue	Fire Station	1971	Yes	Yes	Yes	20,207	1,548,193	6,359,285	24
000022	Fire Station 36	5855 Chateau Drive	6	5109	Semi-Public Facility	Fire-Rescue	Fire Station	1969	Yes	Yes	Yes	0	1,424,951	4,106,461	35
010303	Fire Station 37	11640 Spring Canyon Rd.	5	8400	Semi-Public Facility	Fire-Rescue	Fire Station	2001	Yes	Yes	No	10,350	128,305	6,293,448	2

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Facility No.	Description	Address	District	Actual Assessed SF	Asset Function	Department	Asset Type	Year Built	Solar Survey	Solar Feasible	Accessibility Survey	Total Maintenance Backlog	Total Capital Backlog	Plant Replacement Value	Actual Building FCI
001266	Fire Station 38 (Mira Mesa)	8441 New Salem St.	6	3075	Semi-Public Facility	Fire-Rescue	Fire Station	1980	Yes	Yes	Yes	6,626	447,914	2,094,629	15
001234	Fire Station 39	4949 La Cuenta Dr.	7	2395	Semi-Public Facility	Fire-Rescue	Fire Station	1979	Yes	Yes	Yes	24,316	111,716	1,622,900	8
001267	Fire Station 40 (Penasquitos)	13393 Salmon River Rd.	5	7004	Semi-Public Facility	Fire-Rescue	Fire Station	1980	Yes	No	Yes	23,160	1,786,556	5,869,772	30
009881	Fire Station 42	12119 World Trade Dr.	5	5100	Semi-Public Facility	Fire-Rescue	Fire Station	1988	Yes	Yes	Yes	9,547	610,968	3,785,781	17
010057	Fire Station 43	1590 La Media Rd.	8	9924	Semi-Public Facility	Fire-Rescue	Fire Station	1995	Yes	Yes	Yes	80,404	2,295,675	8,593,589	26
010382	Fire Station 46	14556 Lazanja Dr	5	9805	Semi-Public Facility	Fire-Rescue	Fire Station	2005	Yes	Yes	Yes	26,002	174,557	7,068,523	3
010450	Northwestern Area Police Substation	12592 El Camino Real	1	21760	Semi-Public Facility	Police	Police Station	2007	Yes	No	No	16,547	268,301	11,115,878	3
010456	Pacific Highland Ranch Fire Station 47	6041 Edgewood Bend Ct	1	13036	Semi-Public Facility	Fire-Rescue	Fire Station	2007	Yes	No	Yes	7,148	361	11,171,982	0
001485	Police Station Headquarters	1401 Broadway	3	434722	Semi-Public Facility	Police	Police Station	1987	Yes	Yes	Yes	3,642,057	64,228,745	397,640,213	17
010278	Police Station, Central, Lincoln Park	2501 Imperial Ave	8	26000	Semi-Public Facility	Police	Police Station	2000	Yes	Yes	Yes	37,403	1,912,281	15,346,500	13
001059	Police Station, Northern	4275 Eastgate Mall	1	14921	Semi-Public Facility	Police	Police Station	1971	Yes	Yes	No	48,684	1,916,520	7,254,590	24
010006	Police Station, Southern	1120 27th St.	8	21442	Semi-Public Facility	Police	Police Station	1992	Yes	Yes	Yes	51,372	980,007	12,710,174	7
000770	Police Storefront, Star Pal - Colina Del Sol	5319 Orange Ave.	9	1450	Semi-Public Facility	Park And Recreation	Police Storefront	1954	Yes	No	Yes	0	287,281	720,679	37
001275	Police Substation, Eastern Division	9225 Aero Dr.	7	17048	Semi-Public Facility	Police	Police Station	1988	Yes	No	No	5,562	1,416,203	7,766,046	18
001277	Police Substation, SouthEastern Division	7222 Skyline Dr.	4	16472	Semi-Public Facility	Police	Police Station	1986	Yes	No	Yes	30,960	1,745,753	7,570,037	24
001278	Police Substation, Western Division (Security Alarm)	5215 Gaines St.	2	18400	Semi-Public Facility	Police	Police Station	1984	Yes	No	Yes	0	5,530,001	8,930,808	62
City Office/ Work Yard/ Operations Facilities															
010339	Aero Drive Trailer Extension Office Field	9485 Aero Drive	7	3024	City Office/Work Yard/Oper.	Public Works	Office	2001	Yes	No	No	0	2,368	431,192	0
900087	Balboa Park, Nursery, Headhouse 2	2850 Pershing Dr.	3	3000	City Office/Work Yard/Oper.	Park And Recreation	Nursery	1989	Yes	No	Yes	0	272,644	968,010	29
000298	Bank, Graffiti Exchange, Chollas	2711 Caminito Chollas	4	926	City Office/Work Yard/Oper.	Development Services	Storage	1964	Yes	No	Yes	6,310	357,177	482,381	75
001471	Blockhouse, Radio, San Ysidro	4350 Otay Mesa Rd.	8	1600	City Office/Work Yard/Oper.	Information Technology	Blockhouse	1987	Yes	Yes	No	11,819	214,090	935,152	33
001229	Booth, Spray Paint, Central	#20th and 'B' Street, Central Operations	3	450	City Office/Work Yard/Oper.	Public Works	Shop	1976	Yes	No	No	0	42,475	102,735	41
257	Chollas Streets, Storm Water	2781 Caminito Chollas	4	4244	City Office/Work Yard/Oper.	Public Works	Office	1962	Yes	No	Yes	34,700	1,282,641	2,609,763	49
000001	City Administration Building	202 C Street	3	182400	City Office/Work Yard/Oper.	Public Works	Office	1965	Yes	No	No	212,768	69,497,872	157,454,976	44
000008	DRC, Development Review	1222 1st. Avenue	3	217669	City Office/Work	Public Works	Office	1970	Yes	No	No	82,396	128,774,176	172,744,295	74

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Facility No.	Description	Address	District	Actual Assessed SF	Asset Function	Department	Asset Type	Year Built	Solar Survey	Solar Feasible	Accessibility Survey	Total Maintenance Backlog	Total Capital Backlog	Plant Replacement Value	Actual Building FCI
	Center				Yard/Oper.										
010082	Engineering and Development, Laboratory, Materials Testing	9515 Aero Dr.	7	9564	City Office/Work Yard/Oper.	Public Works	Laboratory	1995	Yes	Yes	No	1,700	1,036,658	5,606,034	17
010083	Engineering and Development, Offices, Materials Testing	9491 Aero Dr.	7	5316	City Office/Work Yard/Oper.	Public Works	Laboratory	1995	Yes	Yes	No	11,869	571,348	3,060,581	19
000264	Equip., Auto Repair Shop and Office, Chollas	2740 Caminito Chollas	4	25800	City Office/Work Yard/Oper.	Public Works	Vehicle Facility	1962	Yes	Yes	No	30,754	7,024,950	13,393,296	52
000263	Equip., Fab Shop and Spray Booths, Chollas	2740 Caminito Chollas	4	22516	City Office/Work Yard/Oper.	Public Works	Shop	1962	Yes	Yes	No	21,130	6,201,350	12,235,420	49
001228	Fac. Maint, Locksmith Shop, Central	#20th and 'B' Street, Central Operations	3	4500	City Office/Work Yard/Oper.	Public Works	Shop	1976	Yes	No	No	22,680	430,425	1,321,155	35
000043	Fac. Maint., Paint Shop and Storage, Central	#20th and 'B' Street, Central Operations	3	4500	City Office/Work Yard/Oper.	Public Works	Shop	1976	Yes	No	No	5,907	383,270	1,319,715	29
000030	Facilities Maintenance, Central	1970 B Street	3	28130	City Office/Work Yard/Oper.	Public Works	Office	1947	Yes	Yes	No	0	9,967,327	20,775,693	47
009926	Fire Department Communications Center	3750 Kearny Villa Rd.	6	11563	City Office/Work Yard/Oper.	Fire-Rescue	Office	1993	Yes	Yes	Yes	4,761	917,972	10,841,584	6
000215	Fire Repair Facility	3870 Kearny Villa Rd.	6	17704	City Office/Work Yard/Oper.	Fire-Rescue	Vehicle/Repair Facility	1968	Yes	Yes	No	3,938	2,600,423	7,353,356	32
001296	IT and C. Communications, Storage and Cell Work	#Caminito Centro Facing Rader Hall	3	2400	City Office/Work Yard/Oper.	Information Technology	Storage	1983	Yes	No	No	0	265,196	701,232	37
010324	Mechanical Room, Carmel Valley Pool	3777 Townsgate Drive	1	1133	City Office/Work Yard/Oper.	Park And Recreation	Equipment Room	1999	Yes	No	No	234	122,384	562,251	22
000860	Mount Hope Cemetery Administration	3751 Market St.	9	1861	City Office/Work Yard/Oper.	Park And Recreation	Office	1964	Yes	No	No	2,495	589,541	1,049,716	57
010451	Northwestern Area Police Vehicle Maintenance	12610 El Camino Real	1	10067	City Office/Work Yard/Oper.	Police	Vehicle Facility	2007	Yes	No	No	1,689	123,824	4,833,066	2
000600	Office, Museum Of Man	1350 El Prado	3	16609	City Office/Work Yard/Oper.	Park And Recreation	Office	1911	Yes	Yes	No	19,500	4,753,523	11,337,469	42
000260	Parker Hall, Streets, Chollas	#Caminito Chollas	4	4410	City Office/Work Yard/Oper.	Public Works	Office	1962	Yes	No	Yes	0	1,198,031	2,857,812	39
009884	Parks, Administration, (Old Naval Hospital 1)	2125 Park Blvd.	3	28000	City Office/Work Yard/Oper.	Park And Recreation	Office	1914	Yes	Yes	Yes	68,187	6,994,189	23,989,840	28
000300	Parks, Service Bldg. and Offices, Rose Canyon	3775 Morena Blvd.	2	2500	City Office/Work Yard/Oper.	Park And Recreation	Office	1964	Yes	No	Yes	3,076	1,119,667	1,483,250	74
012751	Police, Garage, Eastern	9225 Aero Dr.	7	5820	City Office/Work Yard/Oper.	Police	Vehicle Facility	1988	Yes	No	No	75,443	968,954	4,202,447	38
009952	Police, Garage, NorthEastern	13396 Salmon River Rd.	5	5820	City Office/Work Yard/Oper.	Police	Vehicle Facility	1988	Yes	Yes	Yes	0	659,309	2,501,261	25
900039	Police, Garage, SouthEastern	7222 Skyline	4	6101	City Office/Work Yard/Oper.	Police	Vehicle Facility	1984	Yes	No	Yes	0	1,052,369	2,413,861	44
900041	Police, Garage, Western,	5215 Gaines	2	6090	City Office/Work Yard/Oper.	Police	Vehicle Facility	1984	Yes	No	Yes	0	1,573,472	2,907,610	53
000258	Purchasing, Central Store 2, Chollas	2773 Caminito Chollas	4	16320	City Office/Work Yard/Oper.	Public Works	Store	1962	Yes	Yes	No	54,801	1,121,318	7,197,773	14

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000259	Purchasing, Pipeyard, Central Store 5, Chollas	#Caminito Chollas	4	10000	City Office/Work Yard/Oper.	Public Works	Yard	1962	Yes	No	No	13,074	2,635,606	4,099,200	62
000041	Rader Hall, Central	1245 Caminito Centro	3	6400	City Office/Work Yard/Oper.	Public Works	Office	1947	Yes	Yes	No	90,160	1,542,910	4,509,248	34
000912	Rose Canyon Office, Developed	3775 Morena Blvd.	2	30975	City Office/Work Yard/Oper.	Park And Recreation	Office	1960	Yes	No	Yes	48,873	4,100,125	9,479,589	40
000333	Rose Canyon, Developed Regional Parks	3775 Morena Blvd.	2	2400	City Office/Work Yard/Oper.	Park And Recreation	Office	1967	Yes	No	No	10,641	466,672	740,016	64
000256	Station 38 and Communications Room, Chollas	2781 Caminito Chollas	4	1350	City Office/Work Yard/Oper.	Information Technology	Office	2002	Yes	Yes	No	4,635	18,021	405,257	6
001351	Storeroom, Parks, Storage, Large, Central	#Caminito Centro Near Back Entrance	3	5000	City Office/Work Yard/Oper.	Public Works	Storage	1983	Yes	No	No	14,355	666,205	1,225,600	56
010237	Trailer, SDPD Traffic Station Stop	9265 Aero Drive	7	1605	City Office/Work Yard/Oper.	Police	Office	1997	Yes	No	No	1,730	27,781	331,481	9
000110	Warehouse, Fire Dept.	3870 Kearny Villa Rd.	6	2879	City Office/Work Yard/Oper.	Fire-Rescue	Warehouse	1982	Yes	No	No	2,590	818,430	1,330,962	63

APPENDIX D

Current Backlog And Multi-Year Capital Renewal Schedule

APPENDIX D – Current Backlog And Multi-Year Capital Renewal Projection – City-Occupied Facilities

System	Sub System	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
BASEMENT CONSTRUCTION	Basement Walls	43,094																					
	Total	43,094																					
CONVEYING	Elevators and Lifts	30,466,247		21,800,511		2,705,775	21,258,155		1,892,772	264,597		16,061,221	290,272	18,178	56,704	26,092	473,992	18,053	373,836	2,172,454	2,287,951	511,578	
	Escalators and Moving Walks													1,447,383									
	Other Conveying Systems	497,931					410,860																
	Total	30,964,178		21,800,511		2,705,775	21,669,015		1,892,772	264,597		16,061,221	290,272	1,465,561	56,704	26,092	473,992	18,053	373,836	2,172,454	2,287,951	511,578	
ELECTRICAL	Communications and Security	18,276,503	55,679	5,273,652	254,357	1,880,987	16,341,649	357,144	2,719,282	61,473	36,321	128,344	22,415	47,608	12,161	17,856					101,859	60,239	
	Electrical Service Distribution	24,677,143	6,858,642	12,988,789	673,925	2,014,141	3,920,153	1,585,129	1,328,422	2,113,201	817,488	2,116,425	1,367,879	784,693	498,132	2,207,227	1,560,659	407,324	1,221,794	1,040,246	2,443,622	2,187,836	
	Lighting and Branch Wiring	51,839,644	1,520,156	41,179,137	2,835,198	9,510,300	2,733,165	3,341,935	3,873,736	6,596,017	40,555,762	5,629,210	946,133	4,770,501	2,486,391	5,817,328	82,894,094	951,477	4,742,918	4,115,493	7,625,171	9,860,478	
	Other Electrical/Generator	5,815,445	88,077	47,021	82,497		2,515,112	36	83,057	1,111,789	73,228	337,004	360,444	495,967	29,315	22,156	61,028	348,643	1,608,352	107,953	61,285	13,004	
	Total	100,608,735	8,522,553	59,488,598	3,845,977	13,405,428	25,510,079	5,284,243	8,004,497	9,882,481	41,482,799	8,210,984	2,696,870	6,098,770	3,025,999	8,064,567	84,515,781	1,707,444	7,573,063	5,263,693	10,231,937	12,121,556	
EQUIPMENT	Commercial Equipment	1,271,243				37,237	1,106,889		22,436			17,657	54,250	16,355		9,075							
	Institutional Equipment	2,423,346	445,646	388,627	118,071	837,257	210,341		306,216	739,744		552,900	76,736							1,204,714			
	Other Equipment	2,644,170	20,327	9,253		444,903	203,754			82,133	834,888	20,421		69,610		735,628							
	Vehicular Equipment	2,389,131		67,794		38,460	3,674,820								1,226,245	27,534	429,915			113,959			
	Total	8,727,890	465,973	466,674	118,071	1,357,857	5,195,804		328,651	821,877	834,888	590,978	130,985	1,312,210	27,534	744,703	429,915			1,318,673			
EXTERIOR ENCLOSURE	Exterior Doors	10,668,722	283,994	460,732	77,192	2,916,182	362,977	84,324	76,081	424,078	2,751,533	556,519	489,236	1,088,111	1,020,281	435,422	599,771	245,852	947,526	1,263,312	993,162	1,511,702	
	Exterior Walls	2,592,459																					
	Exterior Windows	49,471,584	308,671	255,403	47,573	3,403,349	288,270	61,955	103,026	1,738,315	80,526,175	1,544,906	728,958	54,371	1,268,344	454,503	59,824	1,200,533	809,574	2,210,189	1,366,386	1,779,548	
	Total	62,732,764	592,665	716,134	124,765	6,319,531	651,247	146,279	179,107	2,162,393	83,277,708	2,101,425	1,218,194	1,142,481	2,288,625	889,925	659,595	1,446,385	1,757,100	3,473,501	2,359,547	3,291,249	
FIRE PROTECTION	Other Fire Protection Systems	119,728	4,403			46,725			38,142	294,838			26,863	26,706			10,757		62,102				
	Sprinklers	8,013,316	95,623	8,642,742	127,839	1,048,690	119,084	1,055,374	792,808	1,378,144	14,456,402	1,997,737	815,677	1,773,470	506,661	1,087,238	4,707,907	533,292	880,699	686,258	1,153,568	2,104,684	
	Standpipes	508,500		682,571		367,060		137,733		89,812	1,761,593			95,031	7,824	73,428		2,046			7,414	53,251	
	Total	8,641,543	100,027	9,325,313	127,839	1,462,474	119,084	1,193,108	830,950	1,762,794	16,217,995	1,997,737	842,540	1,895,207	514,485	1,160,665	4,718,665	535,338	942,801	686,258	1,160,982	2,157,935	
FOUNDATIONS	Slab on Grade	223,102																					
	Special Foundations	7,500																					
	Standard Foundations	59,208																					
	Total	289,810																					
FURNISHINGS	Fixed Furnishings	9,275,238	315,804		142,156	2,637,093	851,695		274,118	164,601	1,447,566	1,406,832	49,862	1,295,040		1,624,957				1,634,186			
	Total	9,275,238	315,804		142,156	2,637,093	851,695		274,118	164,601	1,447,566	1,406,832	49,862	1,295,040		1,624,957				1,634,186			
HVAC	Controls and Instrumentation	2,437,124	289,619	340,549	11,250	2,187,080	4,434,519		5,255,243	435,256	869,177			1,271,715	119,499	1,049,864	96,922			30,443,441			
	Cooling Generating Systems	14,821,411		5,812,571	80,805			133,017		2,247,884			2,330,228	326,922	100,225	581,505	1,208,212			1,294,486	3,126,262	2,388,413	243,824
	Distribution Systems	47,998,988	401,712	24,088,718	192,725	2,784,184	5,877,371	1,010,967	736,308	952,386	731,914	3,001,434	1,338,065	1,576,431	529,691	2,561,160	2,067,806	464,497	2,918,140	1,546,461	4,161,337	2,449,320	
	Energy Supply	1,514,573	111,326	621,743		674,899	107,352	303,088	148,880	359,620	14,996	33,520	189,697	44,915	24,403	66,482	428,583	112,823	16,983	39,764	524,086	240,939	
	Heat Generating Systems	4,546,808		1,963,314	4,745		241,605			39,550		7,848,204		50,612	37,087	27	1,267,630	11,421	122,472	243,718	412,470		
	Other HVAC Systems	1,260																				283,907	
	Terminal and Package Units	96,793,320	1,894,637	2,504,514	3,208,752	15,363,681	7,889,449	7,981,029	46,165,012	5,416,897	7,102,402	4,318,808	1,534,574	6,617,342	2,324,888	10,566,326	4,587,240	211,000	452,902	84,574	63,072	58,455	
	Total	168,113,484	2,697,294	35,331,409	3,498,278	21,009,844	18,550,296	9,428,101	52,305,443	9,451,592	8,718,489	15,201,966	5,392,564	9,887,939	3,135,794	14,825,364	9,656,393	799,741	35,248,424	5,040,780	7,549,379	3,276,445	
INTERIOR CONSTRUCTION	Fittings	10,459,307	310,136	196,485	194,968	5,838,964	850,715	35,169	1,451,357	142,985	1,507,130	1,066,025	278,497	509,625	6,815	781,157	521,346	79,093	2,863,297	198,356	150,127	103,760	

APPENDIX D – Current Backlog And Multi-Year Capital Renewal Projection – City-Occupied Facilities

System	Sub System	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
	Interior Doors	35,945,035	1,508,943	9,209,873	1,693,035	23,962,716	922,376	526,099	1,933,318	1,468,558	2,850,411	2,486,165	1,612,025	1,016,815	720,274	4,666,535	3,175,200	290,200	632,760	615,054	6,707,258	1,748,398	
	Partitions	4,921,555		236,691	12,324	612,749		690,685	4,327,980	977,594		197,020	248,019	11,200	195,529	3,729,717	666,691	1,166,598	876,443	302,575	268,693	1,073,015	
	Total	51,325,897	1,819,078	9,643,049	1,900,327	30,414,429	1,773,091	1,251,952	7,712,654	2,589,138	4,357,541	3,749,210	2,138,541	1,537,640	922,619	9,177,408	4,363,237	1,535,890	4,372,501	1,115,985	7,126,079	2,925,172	
INTERIOR FINISHES	Ceiling Finishes	74,482,556	1,319,231	1,738,734	2,975,222	40,573,728	4,076,540	2,359,622	870,597	1,201,167	3,109,278	3,868,797	870,541	425,985	1,587,375	6,648,611	3,864,740	993,079	3,865,943	869,195	2,967,138	1,626,146	
	Floor Finishes	112,481,684	545,223	2,041,163	310,563	24,484,202	3,954,515	555,345	16,205,313	1,462,643	1,071,876	348,288											
	Wall Finishes	16,788,592	109,966	430,403	40,134	9,980,385	1,314,829	196,000	2,809,901	80,525	268,948	270,357							8,955				
	Total	203,752,832	1,974,420	4,210,300	3,325,918	75,038,316	9,345,884	3,110,967	19,885,811	2,744,335	4,450,101	4,487,442	870,541	425,985	1,587,375	6,648,611	3,864,740	993,079	3,874,898	869,195	2,967,138	1,626,146	
OTHER SITE CONSTRUCTION	Other Site Construction					17,140																	
	Total					17,140																	
PLUMBING	Domestic Water Distribution	16,768,577	1,448,927	3,432,087	1,003,071	7,293,733	1,314,023	1,979,681	2,530,473	2,538,589	2,682,858	2,808,621	1,658,380	1,297,774	796,987	3,649,934	3,888,771	376,686	677,935	292,528	1,682,980	2,279,938	
	Other Plumbing Systems	2,927,641			543,345	438,364	83,411		775,250	493,124	44,037				28,636	532,090	1,003,144			17,748	683,225	28,270	
	Plumbing Fixtures	24,029,223	988,906	803,425	1,892,066	9,331,595	1,124,953	792,800	2,122,036	872,658	13,525,270	2,695,218	544,667	2,111,054	875,463	1,953,867	12,687,210	711,715	1,080,956	757,622	859,095	4,510,864	
	Rain Water Drainage	3,702,438	137,057	951,394	346,240	499,709		230,497	220,139	259,767	140,943	997,758	39,154	252,470	190,739	291,986	2,479,774	38,282	128,110	151,837	70,506	341,066	
	Sanitary Waste	6,040,532	226,038	130,459	312,047	2,786,338	292,475	375,006	620,328	422,072	375,302	1,926,694	485,425	755,831	313,171	606,668	722,315	165,085	204,451	72,009	299,115	746,757	
	Total	53,468,412	2,800,929	5,317,366	4,096,769	20,349,738	2,814,863	3,377,985	6,268,225	4,586,210	16,768,410	8,428,291	2,727,626	4,417,128	2,204,996	7,034,544	20,781,214	1,291,767	2,091,451	1,291,744	3,594,920	7,906,895	
ROOFING	Roof Coverings	38,368,786	518,767	369,014	2,823,441	8,576,524	10,137,741	606,222	2,769,383	1,641,962	4,452,537	3,150,585	903,609	2,509,996	385,497	6,174,622	1,088,630	1,643,773	16,207,743	6,882,569	403,505	1,238,586	
	Total	38,368,786	518,767	369,014	2,823,441	8,576,524	10,137,741	606,222	2,769,383	1,641,962	4,452,537	3,150,585	903,609	2,509,996	385,497	6,174,622	1,088,630	1,643,773	16,207,743	6,882,569	403,505	1,238,586	
SITE CIVIL/MECHANICAL UTILITIES	Fuel Distribution	96,995			9,927	111,873	4,389	4,255	168,755	6,181	3,322		14,806	5,560	872	2,587	2,609	1,769	5,748	35,086	17,702	2,146	
	Sanitary Sewer	867,361	1,557	407	34,264	458,178	403,264	24,917	546,510	24,463	10,568	6,532	75,676	23,657	31,221	23,836	35,537	5,629	32,078	131,058	56,323	131,533	
	Storm Sewer	288,371			17,411	187,069	1,356		6,695	2,191	18,117		10,578			10,301	13,712		84,021		9,628		
	Water Supply	378,712	667	174	15,478	256,368	174,184	3,562	227,251	27,586	4,529	2,799	34,356	8,240	3,172	10,216	15,230	2,413	11,069	55,098	24,139	78,015	
	Total	1,631,438	2,225	581	77,080	1,013,488	583,193	32,734	949,210	60,420	36,537	9,331	135,416	37,456	35,266	46,940	67,088	9,811	48,895	305,262	107,792	211,693	
SITE ELECTRICAL UTILITIES	Electrical Distribution	4,848,801	265,575	1,338,576	335,121	1,562,846	325,770	281,996	567,982	491,068	308,885	3,039,291	236,229	210,381	220,725	609,137	469,329	76,905	208,414	263,167	136,291	527,025	
	Site Communications and Security	1,590,665	15,445	69,081	60,033	71,633	5,905	5,518	808,258	7,525		29,974											
	Site Lighting	2,773,726	164,257	1,840,692	520,886	2,103,265	133,570	306,122	276,222	755,467		2,741,037	293,309	254,633	287,264	670,559	1,120,865	75,686	206,364	231,746	370,586	887,529	
	Total	9,213,192	445,277	3,248,349	916,041	3,737,743	465,245	593,637	1,652,462	1,254,060	308,885	5,810,302	529,538	465,014	507,989	1,279,696	1,590,194	152,592	414,778	494,913	506,877	1,414,554	
SITE IMPROVEMENTS	Landscaping	2,883,081	18,343	78,490	5,685	1,595,856	165,786	2,395	481,115			465,174										1,945	
	Parking Lots	7,857,968			75,099	1,529,529			63,665	477,475	117,498	131,309	36,748	146,389	89,156		130,330	137,148	35,501	3,664	782,121	28,322	571,674
	Pedestrian Paving	6,675,066	4,893	18,596	123,041	1,894,373	588,591	113,712	99,923	107,694	53,952	377,543	259,387	67,789	26,962	60,175	92,381	9,365	18,751	730,270	207,267	645,428	
	Roadways	2,167,314		1,905	117,268	305,954		25,646	367,084				142,928	19,802		38,191	18,516		3,559	504,569	40,124	200,740	
	Site Development	5,535,648	140,139	1,133,672	892,168	4,078,316	406,905	353,386	455,185	314,647	216,257	845,877	133,214	251,813	177,813	241,973	460,709	67,905	150,610	153,520	237,650	475,910	
	Total	25,119,078	163,375	1,232,663	1,213,261	9,404,027	1,161,283	558,804	1,880,782	539,839	401,518	1,725,342	681,918	428,560	204,775	470,668	708,754	112,771	176,584	2,170,480	515,307	1,893,752	
SITE PREPARATIONS	Site Earthwork	67,632																					
	Total	67,632																					
SPECIAL CONSTRUCTION	Special Structures	915,292			487,235	30,389	35,356										49,378						
	Total	915,292			487,235	30,389	35,356										49,378						
STAIRS	Stair Construction	1,331,735				298,712				1,123,403	138,352	12,906	82,648	57,154		2,806,630						453,800	
	Stair Finishes	2,173,131		54,103		1,189,408	100,838	57,474		17,115	16,477	190,023	8,497			863,065		1,978	384,641			174,866	

APPENDIX D – Current Backlog And Multi-Year Capital Renewal Projection – City-Occupied Facilities

System	Sub System	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
	Total	3,504,866		54,103		1,488,120	100,838	57,474	1,123,403	155,466	29,383	272,671	65,651			3,669,695		1,978	384,641			628,666	
SUPERSTRUCTURE	Floor Construction	240,964																					
	Roof Construction	1,198,403																					
	Total	1,439,368																					
Grand Total		778,203,529	20,418,385	151,203,062	22,697,157	198,967,915	98,964,713	25,641,506	106,057,469	38,081,766	182,784,356	73,204,318	18,674,129	32,918,986	14,897,659	61,838,457	132,967,576	10,248,622	76,419,573	29,766,834	38,811,415	39,204,229	

APPENDIX E

Glossary Of Terms

Appendix E – Glossary Of Terms

Abbreviated Accessibility: This term is used when referencing requirements associated with repair, replacement, or modification of a building or site system to achieve selected accessibility barrier removal.

ADA: Americans with Disabilities Act

ALPHA: ALPHA Facilities Solutions, LLC

Alterations: Work performed to change the interior arrangements or other physical characteristics of an existing facility or fixed equipment so that it can be used more effectively for its current designated purpose or adapted to a new use.

ASHRAE: American Society of Heating, Refrigerating and Air Conditioning Engineers

ASTM: American Society for Testing and Materials

BOMA: Building Owners and Managers Association

Backlog: Backlog is a term used to refer to deficiencies or requirements for facility components, equipment or whole system that needs to be resolved but for some reasons are not.

Budgeting: A process and method using an estimate of income and expenditures adjusted to account for operational realities in order to provide for the cost of maintaining facilities. Traditional budgeting issues may include anticipated requirements, organizational growth, the acquisition of new assets, operations and maintenance, deferred maintenance and insurance.

Building: An enclosed and roofed structure that can be traversed without exiting to the exterior.

Building Addition: An area, space or component of a building added to the existing structure, after the original building's year built date.

Capital Renewal: Capital renewal is projected or future requirements (excluding suitability and energy audit work) that include the replacement of building systems or elements that have will reach the end of their life cycle in the future.

Capital / Capital Planning: Process of planning expenditures on assets whose cash flows are expected to extend beyond one year. The planning takes into consideration the funding available, the firm's priorities and the anticipated return on investment. Capital planning considers a broad range of financial considerations (such as the cost of capital, organizational risk, and return on investment...), over an extended timeline so as to more effectively predict and manage the fiscal requirements of a real estate portfolio.

Calculated Next Renewal

The year a system or element would be expected to expire, based solely on the date it was installed and the expected service life of the system.

Condition: Condition refers to the state of physical fitness or readiness of a facility, system or systemic element for its intended use.

Cost Model: Parametric equations used to quantify the condition of building systems and estimate the cost necessary to sustain a facility over a given set of reporting periods. These estimated costs can be presented over a timeline to represent a capital renewal schedule.

Current Replacement Value (CRV): CRV is a standard industry cost estimate of materials, supplies and labor required to replace facility at existing size and functional capability. Please note that the terms Plant Replacement Value and Current Replacement Value have the same meaning in the context of determining Facility Condition Index.

Deferred Maintenance or Maintenance backlog: Is condition work (excluding suitability and energy audit requirements) deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.

Deficiency: A deficiency describes a condition in which there exists the need to repair a building system or component that is damaged, missing, inadequate or insufficient for an intended purpose.

Element: Elements are the major components that comprise building systems.

Facility: A facility refers to site(s), building(s), or building addition(s) or combinations thereof that provide a particular service or support of an educational purpose.

Facility Condition Assessment (FCA): The process of performing a physical evaluation of the condition of a facility and its systems. The findings of this analysis may be used in conjunction with cost models to estimate the current and future funding streams necessary to maintain a real estate portfolio.

Facility Condition Index (FCI) FCI is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's backlog requirement to the Plant Replacement Value of the facilities - the higher the FCI, the poorer the condition of the facility. After an FCI is established for all facilities within a portfolio, a facility's condition can be ranked relative to other facilities. The FCI may also represent the condition of a portfolio based on the cumulative FCI of the portfolio's facilities.

Gross Square Feet (GSF): The size of the enclosed floor space of a building in square feet, measured to the outside face of the enclosing walls.

Hard or Direct Costs: Direct costs incurred in relation to a specific construction project. Hard costs may include labor, materials, equipment, etc.

Heating, Ventilation and Air Conditioning (HVAC): A term used to describe building systems responsible for maintaining the temperature, humidity and air quality control.

Indoor Air Quality (IAQ): A metric used to quantify the air quality within and around buildings and structures, especially as it relates to the health and comfort of building occupants.

Install Year: The year a building or system was built or the most recent major renovation date (where a minimum of 70% of the system's Current Replacement Value (CRV) was replaced).

Inflation: The trend of increasing prices from one year to the next, representing the rate at which the real value of an investment is eroded and the loss in spending power over time.

Interest: The charge for the privilege of borrowing money, typically expressed as an annual percentage rate and commonly calculated using simple or compound interest calculation.

Life Cycle: The period of time that a building, system or element can be expected to adequately serve its intended function.

Maintenance: Work necessary to realize the originally anticipated life of a fixed asset, including buildings, fixed equipment and infrastructure. Maintenance is preventative, whereas repairs are curative.

Mechanical, Electrical and Plumbing (MEP): A term used to describe building systems related to the provision of HVAC, electric and plumbing services to a facility.

NACUBO: Refers to the National Association of College and University Business Officers (NACUBO). NACUBO published their version and method for calculating the Facility Condition Index (FCI) in 1991 which is widely recognized and a means of measuring facility condition.

Next Renewal: The assessor adjusted expected useful life of a system or element as a result of on-site inspection.

Nominal Value: A value expressed in monetary terms for a specific year or years, without adjusting for inflation - also known as face value or par value.

Operations: Activities related to normal performance of the functions for which a building is used (e.g., utilities, janitorial services, waste treatment).

O&M: Operations and Maintenance

Parametric Cost Modeling: Parametric statistics is a branch of statistics that assumes that the data has come from a type of probability distribution and makes inferences about the parameters of the distribution.

Plant Replacement Value (PRV): PRV represents the cost to design and construct a notional facility to current standards to replace an existing facility at the same location. Please note that the terms Plant Replacement Value (PRV) and Current Replacement Value (CRV) have the same meaning in the context of determining Facility Condition Index (FCI).

Present Value (PV): The current worth of a future sum of money or stream of cash flows given a specified rate of return. Future cash flows are discounted at a client specified discount rate.

Real Interest Rate: A net interest rate adjusted to remove the effects of inflation. It is the amount by which the nominal interest rate is higher than the inflation rate.

Reliability Level: Reliability levels are used to determine and categorize the importance and priority of building systems. The following definitions pertain to Reliability Levels.

- **Level 1 Operations Impacts**

Level 1 Operations Impacts represent systems that can lead to partial or full shutdowns of the facility if the systems are allowed to exceed the end of their useful life or are not properly maintained. This would include building electrical, mechanical (HVAC), plumbing fire protection, conveying and site related utility systems

- **Level 2 Deterioration**

Level 2 Deterioration represents systems that will shorten the life of the asset and cause deterioration to other systems if allowed to exceed the end of their useful life or are not properly maintained. This would include roofing, windows, doors, walls, and flooring.

- **Level 3 Appearance**

Level 3 Appearance represents systems that provide the appearance and quality of the facility. This would include systems such as interior ceiling, and wall finishes and site landscaping

Repairs: Work to restore damaged or worn-out facilities to normal operating condition. Repairs are curative, whereas maintenance is preventative.

Replacements: An exchange of one fixed asset for another that has the same capacity to perform the same function. In contrast to repair, replacement generally involves a complete identifiable item of reinvestment (e.g., a major building component or subsystem).

Return on Investment (ROI): ROI is a financial indicator used to evaluate the performance of an investment and as a means to compare benefit.

Rough Order of Magnitude (ROM): ROM cost estimates are the most basic of cost estimate classifications.

RS Means: An independent third party provider of building industry construction cost data.

Site: A facility's grounds and its utilities, roadways, landscaping, fencing and other typical land improvements needed to support the facility.

Soft Costs: Indirect costs incurred in addition to the direct construction cost. Soft costs may include professional services, financing, taxes, etc.

Solar Energy & Feasibility: This term and phrase is the description of the work, and subsequent reports associated with assessing selected facility for the feasibility of installing solar energy systems.

System: System refers to building and related site work elements as described by ASTM Uniformat II, Classification for Building Elements (E1557-97), and a format for classifying major facility elements common to most buildings. Elements usually perform a given function, regardless of the design specification, construction method or materials used. See also, "Uniformat II".

Uniformat II: Uniformat II (commonly referred to simply as Uniformat), is ASTM Uniformat II, Classification for Building Elements (E1557-97) – A methodology for classifying major facility components common to most buildings.

Year Built: The year that a building or addition was originally built, based on substantial completion or occupancy.